



2014-04-06

**STATE OF DELAWARE  
EXECUTIVE DEPARTMENT  
OFFICE OF STATE PLANNING COORDINATION**

TO: PLUS Reviewers

FROM: David Edgell, Principal Planner

RE: Pre-PLUS Review for the 2004 Farmington Comprehensive Plan

DATE: April 2, 2014

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Farmington is about to begin the 10 year update of their 2004 comprehensive plan. The Town has submitted the plan for a Pre-PLUS review. The municipality requests that the enclosed plan be reviewed to provide suggestions for revisions and improvements. The review is also to notify the municipality of any code changes since the certification of this plan that should be included in the scheduled update.

2014-04-06

**Preliminary Land Use Service (PLUS) Application  
Municipal Comprehensive Plans****Delaware State Planning Coordination**  
540 S. DuPont Highway • Dover, DE 19901 • Phone: 302-739-3090 • Fax: 302-739-5561

<b>Name of Municipality:</b> Town Of Farmington, Delaware Comprehensive Plan	
<b>Address:</b> 98 School Street Farmington Delaware 19950	<b>Contact Person:</b> Mayor Ronald Vincent
	<b>Phone Number:</b> 302-398-8844
	<b>Fax Number:</b>
	<b>E-mail Address:</b>

**Date of Most Recently Certified Comprehensive Plan:** November 2004

Cindy Bolin

<b>Information prepared by:</b> The Town Of Farmington Planning Commission	
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<b>Maps Prepared by:</b>	
<b>Address:</b> 98 School Street Farmington Delaware 19950	<b>Contact Person:</b>
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	<b>E-mail Address:</b>

## Preliminary Land Use Service (PLUS) Application Municipal Comprehensive Plans

Delaware State Planning Coordination  
540 S. DuPont Highway • Dover, DE 19901 • Phone: 302-739-3090 • Fax: 302-739-5561

### Comprehensive Plan / Amendment Checklist<sup>1</sup>

Please check yes or no as to whether the following information has or has not been included in the comprehensive plan and indicate page numbers where information may be found.

Public Participation	Yes	No	Page # / Sections
Public Participation Summary and Results	<input checked="" type="radio"/>	<input type="radio"/>	1-4, 1-5 page 9

Population Data and Analysis	Yes	No	Page #
Past Population Trends	<input checked="" type="radio"/>	<input type="radio"/>	2-2a page 12
Population Projections	<input checked="" type="radio"/>	<input type="radio"/>	2-2b page 13
Demographics	<input checked="" type="radio"/>	<input type="radio"/>	2-2 page 12
Position on Population Growth	<input checked="" type="radio"/>	<input type="radio"/>	2-2b page 14

Housing	Yes	No	Page #
Housing Stock Inventory	<input checked="" type="radio"/>	<input type="radio"/>	2-2g page 16
Housing Pipeline	<input type="radio"/>	<input checked="" type="radio"/>	
Housing Needs Analysis	<input type="radio"/>	<input checked="" type="radio"/>	
Position on Housing Growth	<input checked="" type="radio"/>	<input type="radio"/>	2-2b page 13
Affordable Housing Plan	<input type="radio"/>	<input checked="" type="radio"/>	

Annexation	Yes	No	Page #
Analysis of Surrounding Land Uses	<input checked="" type="radio"/>	<input type="radio"/>	2-4b page 24
Annexation Plan	<input checked="" type="radio"/>	<input type="radio"/>	2-4b page 24

Redevelopment Potential	Yes	No	Page #
Identification of Redevelopment Areas and Issues	<input checked="" type="radio"/>	<input type="radio"/>	2-9 page 32
Redevelopment Strategy	<input checked="" type="radio"/>	<input type="radio"/>	2-9 page 32
Community Development Strategy	<input checked="" type="radio"/>	<input type="radio"/>	2-8c page 32

<sup>1</sup> Please go to the following website for detailed checklist information:  
<http://www.state.de.us/planning/services/circuit.shtml>.

# **Preliminary Land Use Service (PLUS) Application** **Municipal Comprehensive Plans**

Delaware State Planning Coordination

540 S. DuPont Highway • Dover, DE 19901 • Phone: 302-739-3090 • Fax: 302-739-5561

<b>Community Character</b>	<b>Yes</b>	<b>No</b>	<b>Page #</b>
History of the Town or City	<input checked="" type="radio"/>	<input type="radio"/>	1-2b page6
Physical Conditions	<input checked="" type="radio"/>	<input type="radio"/>	1-2b page6
Significant Natural Features	<input checked="" type="radio"/>	<input type="radio"/>	1-2c page7
Community Character	<input checked="" type="radio"/>	<input type="radio"/>	2-8,2-9 page32
Historic and Cultural Resources Plan	<input checked="" type="radio"/>	<input type="radio"/>	
Community Design Plan	<input checked="" type="radio"/>	<input type="radio"/>	
Environmental Protection Plan	<input checked="" type="radio"/>	<input type="radio"/>	1-2a,2-1 page7,11

<b>Land Use Plan</b>	<b>Yes</b>	<b>No</b>	<b>Page #</b>
Existing Land Use	<input checked="" type="radio"/>	<input type="radio"/>	2-3 page22
Land Use Plan	<input checked="" type="radio"/>	<input type="radio"/>	2-3 page22

<b>Critical Community Development and Infrastructure Issues</b>	<b>Yes</b>	<b>No</b>	<b>Page #</b>
Review of Community Conditions	<input checked="" type="radio"/>	<input type="radio"/>	1-2a,2-1,2-7a,2-7b,2-7c
Inventory of Community Infrastructure	<input checked="" type="radio"/>	<input type="radio"/>	2-5,2-6,2-7
Inventory and Analysis of Community Services	<input checked="" type="radio"/>	<input type="radio"/>	2-6 page27
Water and Wastewater Plan	<input checked="" type="radio"/>	<input type="radio"/>	2-5 page 28
Transportation Plan	<input checked="" type="radio"/>	<input type="radio"/>	2-7 page30
Community Development Plan	<input checked="" type="radio"/>	<input type="radio"/>	2-3,4,5,6,7,8,9
Community Facilities Plan	<input checked="" type="radio"/>	<input type="radio"/>	

<b>Intergovernmental Coordination</b>	<b>Yes</b>	<b>No</b>	<b>Page #</b>
Description of Intergovernmental Relationships	<input checked="" type="radio"/>	<input type="radio"/>	1-2b,3-2 page48,39
Intergovernmental Coordination Strategy	<input checked="" type="radio"/>	<input type="radio"/>	3-2
Analysis and Comparison of Other Relevant Planning Documents	<input checked="" type="radio"/>	<input type="radio"/>	1-3b page6

<b>Economic Conditions</b>	<b>Yes</b>	<b>No</b>	<b>Page #</b>
Economic Base / Major Employers	<input type="radio"/>	<input checked="" type="radio"/>	
Labor Market	<input type="radio"/>	<input checked="" type="radio"/>	
Income and Poverty	<input type="radio"/>	<input checked="" type="radio"/>	
Economic Development Plan	<input type="radio"/>	<input checked="" type="radio"/>	

<b>Open Space and Recreation</b>	<b>Yes</b>	<b>No</b>	<b>Page #</b>
Inventory of Open Space and Recreation Facilities	<input checked="" type="radio"/>	<input type="radio"/>	
Open Space and Recreation Plan	<input checked="" type="radio"/>	<input type="radio"/>	1-5 page10

# **Preliminary Land Use Service (PLUS) Application Municipal Comprehensive Plans**

Delaware State Planning Coordination  
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<b>Implementation Strategies</b>	<b>Yes</b>	<b>No</b>	<b>Page #</b>
Evaluation of Current Codes and Ordinances	<input checked="" type="radio"/>	<input type="radio"/>	2-1 page 11
Zoning Map Revisions	<input checked="" type="radio"/>	<input type="radio"/>	2-1
Zoning and Subdivision Code Revisions	<input checked="" type="radio"/>	<input type="radio"/>	2-1
Implementation Plan	<input checked="" type="radio"/>	<input type="radio"/>	3-1 page 34
Coordination with Other Government Agencies	<input checked="" type="radio"/>	<input type="radio"/>	3-2 page 37

<b>Other State Programs, Policies, and Issues</b>	<b>Yes</b>	<b>No</b>	<b>Page #</b>
Total Maximum Daily Loads	<input checked="" type="radio"/>	<input type="radio"/>	1-2c page 7
Corridor Capacity Preservation Program	<input checked="" type="radio"/>	<input type="radio"/>	2-7a page 29
Agricultural Preservation Program	<input checked="" type="radio"/>	<input type="radio"/>	2-8 page 31
Sourcewater Protection	<input checked="" type="radio"/>	<input type="radio"/>	

## **Additional Comments:**

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## **Summary:**

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# **Town of Farmington, Delaware Comprehensive Plan**



**Prepared by  
The Town of Farmington Planning Commission  
With assistance from the  
Delaware Office of State Planning Coordination**

**Adopted – November 2004**

# **Town of Farmington, Delaware Comprehensive Plan**

**Adopted - November 2004**

Prepared by:  
The Town of Farmington Planning Commission

With assistance from the:  
Delaware Office of State Planning Coordination

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## **TOWN, COUNTY, AND STATE OFFICIALS**

### *Town of Farmington*

#### Mayor and Council

Ronald Vincent, Mayor  
Jimmy Anthony, Councilman  
Len Coryell, Councilman  
Mace R. Rust, Councilman  
Brenda K. Walsh, Tax Collector

Bonnie Knox, Secretary / Treasurer (appointed)

#### Planning Commission

Donna Anthony, Chair  
Bryan Carter, Planning Commissioner  
Phyllis Dodd, Planning Commissioner  
Carl LeGates, Planning Commissioner  
Bill Friend, Planning Commissioner

#### Town Solicitor

J. Terry Jaywork, Esquire

### *Kent County Commissioners*

David R. Burris, President, 6<sup>th</sup> District  
Donald Blakely, Levy Court, 5<sup>th</sup> District  
Richard E. Ennis, Sr., At-Large  
P. Brooks Banta, 1<sup>st</sup> District  
Ronald D. Smith, 2<sup>nd</sup> District  
Michael P. Cebrick, 3<sup>rd</sup> District  
Harold J. Peterman, 4<sup>th</sup> District

#### County Administrator

Robert S. McLeod

#### Director of Planning Services

Michael J. Petit de Mange, AICP

### *State of Delaware*

#### Governor

The Honorable Ruth Ann Minner

#### Senate

The Honorable Colin R.J. Bonini, 16<sup>th</sup> District

#### House of Representatives

The Honorable George Robert Quillen, 30<sup>th</sup> District

#### Office of State Planning

Constance C. Holland, AICP, Director



## **Acknowledgements**

The Town of Farmington Comprehensive Plan was developed between October 2003 and November of 2004 by the Town of Farmington Planning Commission with assistance from the Delaware Office of State Planning Coordination. The State Planning Office was assisted by students and staff at the University of Delaware, Institute for Public Administration for certain aspects of plan development and mapping. The following is a list of personnel who worked with Farmington to develop and draft this plan:

David L. Edgell, AICP, Principal Planner

Project Manager

Nicole Minni, University of Delaware

GIS and Mapping Support

Tom DeWire, University of Delaware

Graduate Research Assistant

David Levett, University of Delaware

Graduate Research Assistant

## **A Municipal Development Strategy for Farmington, Delaware**

### **INTRODUCTION**

The Town of Farmington's Comprehensive Plan was developed for a variety of purposes. The town initiated the development of the Plan in October 2003. The comprehensive plan will provide a framework for development and annexation for the town, and will be used to craft the first zoning codes for Farmington.

This Comprehensive Plan serves as an official statement about the future of the town. First and foremost, the plan is a unified advisory document to the Council and the Planning Commission on land use and growth issues. It should be used to guide future development decisions, re-zonings, annexations, and capital improvements throughout the town. The Town will use the plan as the basis to establish its zoning code and zoning map.

The plan is also an informational document for the public. Citizens, business people, and government officials can turn to the plan to learn more about Farmington, and its policies for future land use decisions. Potential new residents can use the documents as an informational resource about the town, its characteristics and facilities. This document contains the most current information available on population, transportation, housing, employment and the environment.

And lastly, the Farmington Comprehensive Plan is a legal document. The Delaware Code specifies that "... any incorporated municipality under this chapter shall prepare a comprehensive plan for the city or town or portions thereof as the commission deems appropriate." The code further specifies that, "after a comprehensive plan or portion thereof has been adopted by the municipality in accordance with this chapter, the comprehensive plan shall have the force of law and no development shall be permitted except as consistent with the plan." (§ 702, Title 22, Delaware Code)

## **CHAPTER 1. BACKGROUND**

### **1-1. The Authority to Plan**

Delaware law requires that municipalities engage in comprehensive planning activities for the purpose of encouraging “the most appropriate uses of the physical and fiscal resources of the municipality and the coordination of municipal growth, development, and infrastructure investment actions with those of other municipalities, counties and the State...” This plan was written to comply with the requirements of a municipal development strategy as described in the Delaware Code for towns with population of 2000 or fewer.

The municipal development strategy for small communities (such as Farmington) with fewer than 2000 people is to be a “document in text and maps, containing, at a minimum, a municipal development strategy setting forth the jurisdiction’s position on population and housing growth within the jurisdiction, expansion of its boundaries, development of adjacent areas, redevelopment potential, community character, and the general uses of land within the community, and critical community development and infrastructure issues.” In addition, the town’s comprehensive planning process must demonstrate coordination with other municipalities, the county, and the state during plan preparation. (22 Del. C. 1953, § 702; 49 Del. Laws, c. 415, § 1.)

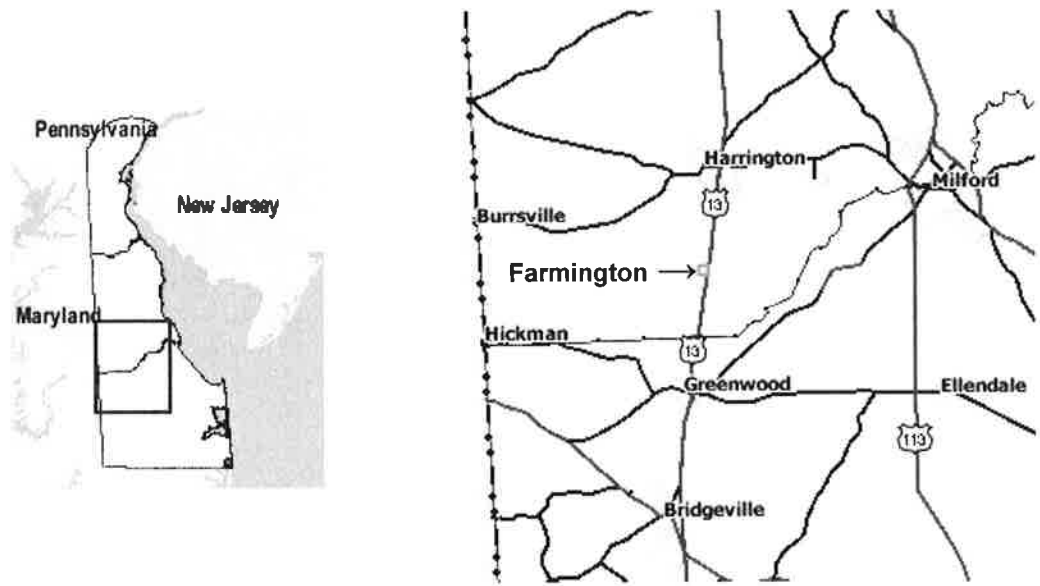
State law requires that planning be an ongoing process and that municipalities identify future planning activities. This document is Farmington’s municipal development strategy as required by state law. It is intended to cover a ten-year planning period and be reviewed at least every five years.

In September 2003, the Town Council for Farmington contracted the Delaware Office of State Planning Coordination (OSPC) to prepare the town’s first Comprehensive Plan. The OSPC assembled a team consisting of professional staff and University of Delaware Institute for Public Administration staff and graduate research assistants to work with Farmington’s Planning Commission and Town Council to cooperatively craft the town’s Comprehensive Plan.

### **1-2. A Brief Overview of the Community**

#### ***1-2a. Location***

The Town of Farmington is located west of Milford in Kent County, Delaware on Route 13 between Harrington and Greenwood.



### ***1-2b. History of the Town***

There is not much recorded history of Farmington. What follows are from a published account and other documents provided by Mayor Ronald Vincent in November 2003.

William A. Powell in 1934 wrote in “Annals of A Village in Kent County, Delaware,” that the people of Farmington emigrated from England and Ireland in the 17th and 18th centuries, and settled in the town as farmers. The first train to enter into Kent County stopped in 'Flatiron' in a summer day in 1856, that town came to be known as Farmington. He describes its development, "a village sprang up in the fields and community that had known only a quiet pastoral life", soon “boasted a railroad station and agent, post-office, three stores, black-smith and wheel-wright shop and a magistrate's court with a session every two weeks."

Farmington is located on land once owned by Sir William Fleming of Scotland, a tract colloquially referred to as “William’s Choice.” Farmington was the site of Farmington Academy, begun in September 1868 in the old Presbyterian Church. About 10-12 years later, after expansions and many talented teachers and students, Farmington Academy closed. It fashioned young men and women who became doctors, lawyers, authors, professors, ministers and engineers.

In the late 19<sup>th</sup> century, there were several businesses operating in Farmington, including an evaporator and cannery factory. The factory produced 1,800 baskets of peaches and 100,000 cans of peaches per year. Other businesses in the area included a saw mill; dry goods; farm produce and fertilizer; timber manufacturer; grist mill; grain; and some general stores.

The town incorporated and elected a town council in 1909. At the time, “their concerns centered around keeping the streets clear of snow in winter, hiring police service at Halloween and keeping drainage ditches in town flowing.” A large fire devastated many Main Street homes in 1914, but the Farmington Volunteer Fire Company was not established until many years later (1951). The first post office was

established in 1858 in Farmington. In 1990 it was closed because of structural deficiencies. Residents now must travel to Greenwood or Harrington for postal services.

### ***1-2c. Natural Features***

#### General Environment

Farmington's topography is relatively flat with elevations ranging from 55 to 60 feet above sea level. The land around Farmington is flat and well suited for farmland.

#### Floodplains and Wetlands

The town is not located in a floodplain. Farmington is in the Marshyhope Creek sub watershed of the Nanticoke River watershed, which is a part of Chesapeake Bay Basin. Due to high nutrient levels and low dissolved oxygen levels, DNREC has identified the Nanticoke Watershed as water quality limited. Section 303(d) of the Clean Water Act requires the determination of Total Maximum Daily Loads (TMDLs) for water quality-limited waters. A TMDL is the maximum amount of a pollutant that a water-body can assimilate and still maintain a sufficient level of water-quality. The TMDL for the entire Nanticoke watershed was determined in by DNREC in 1998. A small portion of the town is located in an area identified by Delaware's Department of Natural Resources and Environmental Control (DNREC) as a good groundwater recharge area. There are also some small pockets of nontidal wetland. Future land use regulations in Farmington should address these issues. In addition, any future land use and environmental regulations should take into account the nutrient reductions needed to comply with the TMDL requirements in the Nanticoke watershed.

#### Soils

According to the 1971 *USDA-NRCS Soil Survey for Kent County, Delaware*, the soils in Farmington mainly belong to the Fallsington Series, with some soils from the Woodstown Series. The majority of soil in the town belongs to the Fallsington Series, which are formatively old, poorly drained, upland soils. Fallsington loam, Fs, retains a large amount of water and plant nutrients and cannot be farmed upon, since it often remains wet during the spring. Fallsington sandy loam, Fa, is less fine and does not remain as wet. If drained artificially the soil can be used for crops almost continuously. Small portions of Woodstown Series soil also exist, an old sandy soil located on uplands and relatively well drained.

### **1-3. Existing Land Uses**

#### ***1-3a Land Within Farmington***

The Town of Farmington does not have a Zoning Ordinance or map for managing land use within the town. One purpose for crafting a comprehensive plan for the town is to allow the town to develop land use regulations.

A walking survey of the existing land uses within Farmington was conducted by staff from the Institute for Public Administration (IPA) at the University of Delaware and revised based on comments provided by the Farmington Planning Commission and several return visits to the town to verify land use. The

Town has many of the characteristics that are typical of smaller towns in Delaware. Development of the town was greatly influenced by its east-to-west Main Street and north-to-south railroad tracks. The rail line was the major reason people settled into this geographic area. Farmington's main street and the railroad tracks intersect near the center of the town. Norfolk Southern Corporation now owns the rail line, currently the only line running from Delaware's northern boundary with Pennsylvania to its southern boundary with Maryland. The railroad is used almost exclusively to haul cargo through the state.

The predominant land use in town is still agriculture. It accounts for 15.81 acres or 34.7% of the land in town. Residential use is a close second, accounting for 33.6% of the land use within the town. Most of the developed residential structures consist of either older, two-story homes or mobile homes. There are also a few residential properties with very large open lots located behind their respective houses.

There are several institutional land uses located in Farmington. These uses include Town Hall, two Churches, and a Fire Hall adjacent to Route 13. In total institutional uses account for 14.4% of the land use. There are scattered commercial and industrial uses throughout the town, most notably an auto salvage operation in the western portion of the town and a metal fabrication shop in the center of town on Main Street. Vacant residential lots are interspersed throughout the town as well.

**Table 1. Existing Land Use in Farmington, 2004**

Land Use	Acres	% Of Total Land
Commercial	0.65	1.4%
Industrial	0.99	2.2%
Institutional	6.55	14.4%
Residential - Mobile	5.31	11.7%
Residential - Other	9.69	21.3%
Agricultural	15.81	34.7%
Vacant	6.52	14.4%

Source: Town of Farmington Land Use Survey, 2003-2004.

### ***1-3b Adjacent Land Uses***

Farmington located in a rural area. The surrounding land uses are primarily agricultural in nature. Residential uses in the form of mobile homes and single family homes line most of the roads leading to and from the town, but the bulk of the land away from the road frontage is still in agricultural production. There are some commercial and light industrial uses fronting on Route 13 in the vicinity of Farmington.

All of the land surrounding Farmington is within the jurisdiction of Kent County. Both the Kent County Comprehensive Plan and the State Strategies for Policies and Spending designate the area surrounding Farmington as a predominantly rural area. This designation in both planning documents indicates that no large scale new infrastructure investments or development projects are anticipated in the vicinity of Farmington.



The majority of the lands surrounding the town are zoned AR – Agricultural Residential in the County. This zone allows agricultural uses as well as residential uses on lots as small as one half acre depending upon the size of the subdivision and the types of public utilities available on the site. The highway frontage between the town limits and Route 13 is zoned BN – Neighborhood Business in the County. This zone allows a range of commercial businesses that would be compatible with a neighborhood or small community. Farmington is not located in Kent County’s “Growth Overlay Zone” and as such none of the development incentives or density bonuses related to this zone apply to lands adjacent to or near Farmington.

#### **1-4. Public Participation**

The Farmington Town Council established the town’s first Planning Commission in September 2003 for the primary purpose of facilitating the development of the town’s first Comprehensive Plan. The Commission established a meeting schedule and publicly advertised all meetings. IPA provided a training session in October 2003 to explain the basics of land use planning and the comprehensive planning process. In October 2003 the Planning Commission held its first meeting and began the development of the Town’s vision for the future.

To incorporate public input into the comprehensive plan a questionnaire was developed with the assistance of IPA. The town was responsible for distributing and collecting the surveys. Citizens completed the surveys in February and March of 2004. A total of 18 questionnaires were completed and returned. Given the small population of Farmington, this represents a 30% response rate which is very high for a survey of this type.

The questionnaires asked citizen’s a variety of planning questions and there was a space for additional comments. Property maintenance, speeding on Main Street, and parking were the most prevalently identified issues by citizens in the comments section of the questionnaire.

When asked about what kinds of community features that they thought were desirable parks and open space nearby, sidewalks and bike paths along streets, and mature trees had the most positive responses. Single family homes on large or town lots were the most preferred housing option, with opinions split on manufactured housing. Apartments and town houses were generally viewed as undesirable housing options. Residential uses were rated as the most desirable use for vacant land within town, although no uses, except industrial, were rated as undesirable by a majority of respondents.

Respondents were also asked about how important they thought a variety of new facilities or institutions would be for the town. Parks, and more shopping opportunities had the highest ratings. A strong majority of citizens felt that development outside of the town should be managed in a way that preserved the town’s small town atmosphere. The majority of respondents also felt development should be balanced with open space and agricultural protection.

The Town of Farmington Planning Commission held public meetings to discuss drafts of the plan on March 9, 2004, May 25, 2004, August 3, 2004, and September 7, 2004. These meetings were attended by members of the Planning Commission, Town Council, staff from the State Planning Office and members of the general public. A meeting was held on October 12, 2004 to present the final plan to the public and to begin the public and state comment period. On October 27, 2004 the State reviewed the

plan through the Preliminary Land Use Service (PLUS 2004-10-05). The Planning Commission held a public hearing to review public and State comments and adopt the plan on November 17, 2004.

### **1-5 Farmington's Planning Goals and Vision**

Through the public participation process and the community questionnaire, the following goals and vision were developed for Farmington's future:

#### ***1-5a Planning Goals***

- Develop a zoning ordinance and map to provide some certainty to land use in Farmington, protect property values, and encourage proper use of land in the town in support of this plan.
- Improve the maintenance of existing properties and the management of new development to maintain and improve the town's small-town residential character and appearance and improve property values.
- Consider redevelopment of the town owned school property as a town hall and community facility, perhaps including a park.
- Explore the possibility of developing a public water system to provide drinking water and fire protection for the residents and businesses in town.
- Work with the State and local legislators to address street and roadway issues, such as paving, traffic management, and on-street parking.
- Improve the quality of the housing stock in town and encourage new homes to provide housing for a variety of ages and income levels.
- Explore ways to enhance the town revenues in order to provide more town services such as street maintenance, street lighting, code enforcement and other services to improve the quality and livability of the town.
- Preserve the historical aspects of Farmington through encouraging the renovations of older homes, and structures such as the old school.

#### ***1-5b A Vision for Farmington***

Farmington is a historic small town that will maintain its small town character while allowing for modest growth and redevelopment that is consistent with its rural surroundings.

## **CHAPTER 2. MUNICIPAL DEVELOPMENT STRATEGY**

### **2-1 Town Governance, Land Use Planning and Regulation Process**

The Town of Farmington was reincorporated in 1998 by the Delaware General Assembly, reestablishing the government of Farmington through its charter. A five member Town Council governs the Town and elections are held the last Saturday in March. Council members are elected for two-year staggered terms, with two council members elected in even years and three in the odd years. The minimum requirements for holding office are that the candidate is over the age of 21, entitled to vote, and “domiciled” in the Town for at least one year prior to the date of the election. “Lots” are used to determine the victor if there is a tie.

Within 72 hours following of the election the Council must hold an organizational meeting to elect from its own members the Mayor, Vice-Mayor, and Secretary-Treasurer. The Town Council meets “regularly” throughout the year, but not on a legislatively-directed schedule. Three members of the Council must be present to constitute a quorum for conducting business. The Town has the option of holding referendums, the process is started if 15 percent of the town’s registered voters sign a petition.

In October 2003, the Town Council established the town’s first Planning Commission. The Commission consists of five town residents. The Commission was assembled for the initial task of coordinating the development of the town’s first Comprehensive Plan. The Commission will also assist the town council in implementing some of the recommendations of the Plan and provide advice to the council on zoning and subdivision issues.

The Town has no full time employees and has contracts for services necessary for the operations of the Town. Farmington contracts for building inspections, snow removal, street lighting, and refuse collections. The Town maintains the local streets and sidewalks in common areas with monetary assistance from the state.

The Town of Farmington Town Hall is located on a parcel of land that is actually outside of the municipal boundaries of the town, on School Street. There is a significant amount of land on the same parcel behind Town Hall that could be used for recreational or other purposes. Town Hall once was the Farmington School House.

The Town Council conducts town business, but Kent County is currently responsible for approving new buildings, permits, subdivisions and development projects. The town council must approve projects by a majority vote once the county has reviewed them. Farmington at present is without a zoning ordinance. One of the purposes of this planning effort is to begin the process of adopting some land use regulations for the town.

#### ***2-1a Recommendations, Town Governance, Land Use Planning and Regulation Process***

**1. Plan Adoption.** It is recommended that the town adopt this plan and seek certification through the Office of State Planning Coordination. This plan will serve as a unified advisory document regarding land use and growth issues in Farmington, and as the basis for zoning and land use regulations in the town.

**2. Develop Land Use Regulations.** In order for the town to have some say in how land is developed and used, it is recommended that the town develop zoning or other land use regulations once the plan is adopted. These regulations must be in place within 18 months of plan adoption according to State law. The land use regulations should address coordination with other agencies, permitting, design, and compliance with relevant environmental regulations such as stormwater management, TMDLs, and wetlands protection.

**3. Develop the capacity to administer Land Use Regulations.** When developing the land use regulations for the Town, Farmington should address the capacity to administer those regulations in a fair and consistent manner. Due to the fact that the town does not have any staff, it is recommended that the Town evaluate the feasibility of assistance from another level of government (such as Kent County) or from a private consultant.

**4. Evaluate governance capabilities.** Currently, Farmington does not have any town staff. It is important that the town periodically evaluate the need for any employees or additional contractual services to carry out the town's planning objectives and to continue to provide adequate levels of services for residents.

## **2-2 Demographics, Future Population, and Housing Growth**

This section outlines data on population, demography, housing and economic conditions in Farmington and the surrounding areas. Where appropriate, comparisons are also made to Kent County and the State of Delaware.

The data for this analysis has been derived from a number of sources, most notably the United States Census. There are two survey files used in this analysis. Summary File 1 (SF-1) is a direct count of information and is the most reliable. Summary File 3 (SF-3) is an estimation based on sample data, and it is not reliable for towns with small populations; consequently, data that has SF-3 as its source should be considered with some skepticism.

### ***2-2a. Population and Housing***

This chapter contains population and demographic information about Farmington that is derived from the US Census. In the U.S. Census, which is intended to be a count of all persons, there are undoubtedly errors, omissions, and overcounts. Population estimates and projections for small areas, such as Farmington and the surrounding areas, are notoriously difficult to devise. While it may be possible to get reasonably accurate representations of a state or county, in areas the size of Farmington small errors or omissions can have a significant impact on the results. In Farmington, the extremely small population makes these figures particularly unreliable. However, it is useful to compare Farmington with similar data at the State and County level in order to illustrate demographic and population trends. This section has been included for this purpose.

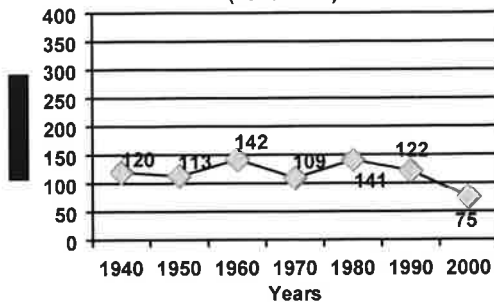
**So take this data with “a grain of salt.” While the actual numbers may or may not be exactly accurate, the trends demonstrated by the projections can teach us a great deal about the town.** Also, keep in mind that a variety of factors, ranging from government policies to economic conditions, can change the eventual outcome of the projected population.

A review of information collected through the century for the United States Census indicates that from 1940 to 2000 while the population in Delaware and Kent County has steadily increased, the population in Farmington has fluctuated with an overall decrease in population. The town's population peaked in 1960 at 142 persons.

The 1990 Census reported there were 122 people living in Farmington. The total population for Kent County in 1990 was 111,000 and 666,000 for the State of Delaware. Census 2000 data shows that Farmington's population decreased by 47 individuals from 1990 to 2000 while the State and Kent County continued to grow. During the 1990's the State of Delaware population increased by about 18% to 783,600, while Kent County grew by about 14% to 126,697. Farmington's total population in 2000 was 75, of which 55% are male and 45% are female.

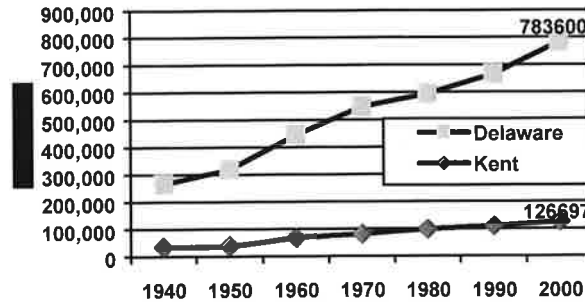
The following charts show the population trends for Farmington, Kent County, and the State. Chart 1 shows the population for Farmington from 1940 to 2000. Chart 2 shows the population trends for Kent County and the State of Delaware during that same time period.

**Figure 1. Farmington Population Trends (1940-2000)**



Source: U.S. Census 1940 – 2000.

**Figure 2. Population for Kent County and Delaware**



Source: US Census 1940 – 2000.

## 2-2b Population Projections

Population projections for areas as small as the Town of Farmington are extremely difficult to calculate with a significant degree of accuracy. However, the Delaware Population Consortium has prepared population projections for Kent County. If the assumption is made that Farmington will grow at a rate similar to Kent County as a whole, then these population projections can be applied to get a rough idea of likely population and housing growth in town. It is important to note that a single large project could have a significant impact on the town's rate of growth. The following projections have been prepared using growth figures from the Delaware Population Consortium's estimates for population growth in Kent County. The housing projections used that growth rate, and the average household size of 2.42. The results of these projections appear in Table 2 and are summarized below.

**Table 2. Future Population and Housing Projections**

<b>Projections</b>							
<b>Population</b>							
	2000	2005	2010	2015	2020	2025	2030
Kent County	127,134	133,558	140,036	146,690	153,292	159,785	166,366
Farmington	75	79	83	87	90	94	98
<b>Housing Projections</b>							
	2000	2005	2010	2015	2020	2025	2030
Farmington	31	33	34	36	37	39	41

Sources: Delaware Population Consortium Annual Population Projections, 2002. US Census 2000, SF-1.

These projection show Farmington's population increasing to 87 by the year 2015 and to 98 by the year 2030. This population would create the need for approximately 5 new houses by 2015 and 10 new houses by 2030.

Another way to project population is to calculate how many people a full build-out of Farmington's existing land would contribute to the population. Table 3 illustrates how the housing and population will grow under a variety of densities. When considering this section, please keep in mind that the current residential uses in the town represent a density of about 2.7 units per acre. It is assumed that the average household size will remain at 2.42.

A build out of the town's vacant land at the density of 2.5 dwelling units per acre would result in 16 additional houses, and a population increase of 39. If agricultural land is built out in addition to the vacant land a density of 2.5 dwelling units per acre would lead to a population increase of 135, more than doubling the town's current population. The build-out scenario results at higher densities have an even more dramatic effect on the housing and population situation in Farmington.

**Table 3. Build out analysis**

	<b>Vacant Land: 6.52 acres</b>		<b>Vacant and Agricultural Land: 22.33 acres</b>	
	<b>Additional houses</b>	<b>Additional population</b>	<b>Additional houses</b>	<b>Additional population</b>
2.5 dwelling units/acre	16	39	56	135
3 dwelling units/acre	20	47	67	162
4 dwelling units/acre	26	63	89	216
5 dwelling units acre	33	79	112	270

Source: Town of Farmington Land Use Survey 2003, US Census 2000 SF-1

### **2.2c. Position on Population and Housing Growth**

Farmington is a small town located within a mostly agricultural area of Kent County. There is limited availability of sanitary sewer, and no public water system. The Town's position on population and housing growth is to encourage the redevelopment of existing homes and the construction of new homes

on existing lots within town limits on central sewer. The town will also consider the conversion of existing agricultural lands inside the town boundaries into new residential lots, provided that they have access to central sewer. This will represent a modest increase in housing and population in the town during the next ten year period. Large scale residential subdivisions are not expected either within or adjacent to the town due to limitations in sewer service and the land use policies of Kent County.

### **2-2d. Racial Composition**

In 1990, Kent County and the State of Delaware showed very similar racial composition. Kent County's population included 79% white, 19% black and 2% other; the State of Delaware's population included 80% white, 17% black and 3% other. Farmington's racial composition differed from both the county and the state in 1990, with all 122 residents being white.

Census 2000 data indicates that both Kent County and the State of Delaware became more diverse over the past decade. The white population as a percentage of the total population in Kent County decreased from 79% of the total in 1990 to 75% of the total in 2000 while the black population increased from 19% to 22% of the total. Census 2000 data for the State of Delaware indicates that the white population decreased from 80% to 76% of the total while the black population increased from 17% to 20%. Farmington, however, did not become more diverse – its 75 residents are all white according to the US Census.

Table 4 lists the population by racial composition for Farmington, Kent County and Delaware.

**Table 4. Racial Composition of Farmington, Kent County and Delaware**

<b>Race</b>	<b>Farmington</b>		<b>Kent County</b>		<b>Delaware</b>	
	<b>1990</b>	<b>2000</b>	<b>1990</b>	<b>2000</b>	<b>1990</b>	<b>2000</b>
White	100.0%	100.0%	79.0%	73.0%	80.0%	75.0%
Black	0.0%	0.0%	19.0%	21.0%	17.0%	19.0%
Other	0.0%	0.0%	2.0%	6.0%	3.0%	6.0%

Source: US Census 1990 & 2000, SF-1.

### **2-2e. Age Profile**

Farmington has maintained a marginally older population than either the State of Delaware or Kent. In 1990, school age children (ages 5-17) accounted for 14% of the population, and the total child population (ages 0-17) was about 27%. Kent County (27%) and the State of Delaware (25%) both had essentially equal populations of children. The 2000 Census indicates that the youth population shrank significantly over the past decade in Farmington, currently only 20% of the population is between the ages of 0-17, and about 17% of the population is school aged children (5-17). Over this same period of time, children as a percentage of population in the State of Delaware (25%) and Kent County (27%) remained unchanged despite fluctuations in the absolute number of children.

The current population of young working aged adults (20 – 34) comprises a significant proportion of people in Farmington – 19%, or 14 individuals. This is a substantial drop from 1990, in which 30%, or 37 individuals, were in this age range. There were relatively higher percentages of individuals in this age group in Kent County (20%) and the State (21%) in 2000. It is noteworthy that Farmington has a higher percentage (18.7%) of those 65 and over than the county (11.4%), or the state (12.9%)

Census 2000 indicates that the median age of a resident of Farmington is 42.2 years. This is significantly older than that for Kent County (34.4 years) and the State (36 years).

### **2-2f. Educational Attainment**

The average level of education of Farmington's population age 25 and over is lower than the average level of education of the residents of Kent County and the State. According to the 2000 Census, about 62% of Farmington residents of at least 25 years of age were high school graduates or higher. In comparison, about 79% of Kent County residents and 83% of Delaware residents reported that they had received a high school diploma, attended college or received a college degree. The 2000 Census also reports that none of Farmington's residents have earned a bachelor's degree or higher. This differs from the levels in Kent County and the State, 19% and 25% respectively.

**Table 6. Educational Attainment for Farmington, Kent County, and Delaware, 2000.**

<b>Jurisdiction</b>	<b>High school graduate or higher</b>	<b>Bachelor's Degree or Higher</b>
Farmington	62%	0%
Kent County	79%	19%
State of Delaware	83%	25%

Source: 2000 US Census, SF-3

### **2-2g. Housing**

This section describes Farmington's housing stock. Table 7 compares changes in the number of dwelling units in Farmington, Kent County and the State of Delaware as recorded by the U.S. Census Bureau. Data on housing units in Farmington is not available from 1970 or 1980, during which time the housing stock in both Kent County and the State of Delaware increased significantly. From 1990 to 2000, there was a net loss of 16 dwelling units in Farmington, a decrease of 34%. This was in contrast to the growth rate of housing in Kent County (34%) and that of the State (18%). These changes are consistent with the population trends that were seen in the last two decades.

**Table 7. Dwelling Units in Farmington, Kent County, and Delaware, 1970-2000**

<b>Year</b>	<b>Farmington</b>	<b>Change</b>	<b>Kent County</b>	<b>Change</b>	<b>Delaware</b>	<b>Change</b>
1970	N/A	***	9,805	***	180,233	***
1980	N/A	***	24,209	147%	238,611	32%
1990	47	***	37,709	56%	289,919	22%
2000	31	- 34%	50,481	34%	343,072	18%

Sources: US Census 1970 – 2000. SF-1.

It has been noted previously that due to an extremely small population size the US Census results for Farmington are likely to be highly variable and inaccurate. This is the case with the housing count in Farmington. A field survey of housing units in August of 2004 conducted by State Planning Office and UD staff demonstrated that there were a total of 41 residential dwellings in Farmington. Thus, it likely that while there has been some loss of housing stock since 1990 the decrease is not as dramatic as is suggested by the Census figures.



### Type of Housing Stock

Table 8 and Table 9 summarize changes in the types of housing in Farmington, Kent County, and the State. In 1990, 75% of all housing in Farmington was single-family housing units. This number is significantly higher than the same types of units in Kent County (57%) and in the State (54%).

Census 2000 reported the total housing in Farmington decreased by 16 dwelling units from 1990 to 2000, but the percentage of single family housing units increased slightly to 79%. Both Kent County and the State experienced increases in the percentage of its housing stock consisting of single-family homes during the ten-year period. Between 1990 and 2000, Farmington experienced a decrease in the number of mobile homes in town (from 10 to 6 mobile homes). During the same period, the percentage of mobile homes making up the total housing stock also decreased in both Kent County and the State.

**Table 8. Composition of Housing in Farmington, Kent County, and Delaware in 1990**

Housing Type	Farmington		Kent County		State of Delaware	
	Number	Percent	Number	Percent	Number	Percent
Single Family Detached	35	75%	23,845	57%	156,013	54%
Single family, Attached	0	0%	3,069	7%	40,161	13%
Multi –Family	2	2%	6,005	14%	56,679	20%
Mobile Homes	10	21%	9,187	22%	37,066	13%
Other	1	2%	0	0%	0	0%
<i>Total</i>	47	100%	42106	100%	289,919	100%

1990 US Census, SF-1.

**Table 9. Composition of Housing in Farmington, Kent County, and Delaware in 2000**

Housing Type	Farmington		Kent County		State of Delaware	
	Number	Percent	Number	Percent	Number	Percent
Single Family Detached	22	79%	29,502	58%	191,688	56%
Single family, Attached	0	0%	4,230	8%	48,340	14%
Multi –Family	0	0%	7,324	15%	64,128	19%
Mobile Homes	6	21%	9,392	19%	38,281	11%
Other	0	0%	33	0.1%	635	0.2%
<i>Total</i>	28	100%	50,481	100%	343,072	100%

2000 US Census, SF-3.

It should be noted here that the total number of housing units in Farmington varies between Tables 7, 8 and 9. This is a consequence of the extremely small population size of Farmington, the resulting inaccuracy of the Census figures, and the variety of methods used by the US Census to calculate data. Please keep in mind that there are actually 41 residential dwellings in Farmington as of August 2004.

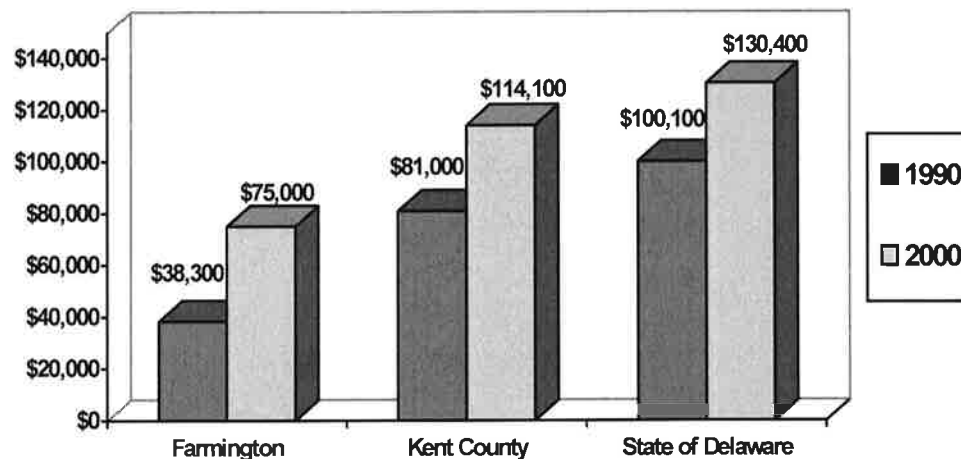
### Age of Housing Stock

Farmington is a community that has retained many of its older structures. The 2000 Census reports the majority of Farmington's housing was built before 1939 (61%), with substantial portions also being built in the 1950's (18%). Two structures a decade were built in the 70's, 80's, and 90's. Kent County and Delaware have relatively younger housing structures, with the median years structures were built being 1976 and 1973 respectively.

### Housing Value

Figure 3 compares Farmington's 1990 and 2000 median housing value with housing values in Kent County and the State of Delaware. With a value of owner-occupied housing units of \$38,300 in 1990 and \$75,000 in 2000, Farmington has a lower median housing value than found in Kent County (\$81,000 in 1990 and \$114,000 in 2000) and the Delaware (\$100,100 in 1990 and 130,400 in 2000).

**Figure 3. Median Housing Values for Farmington, Kent County, and Delaware, 1990 & 2000**

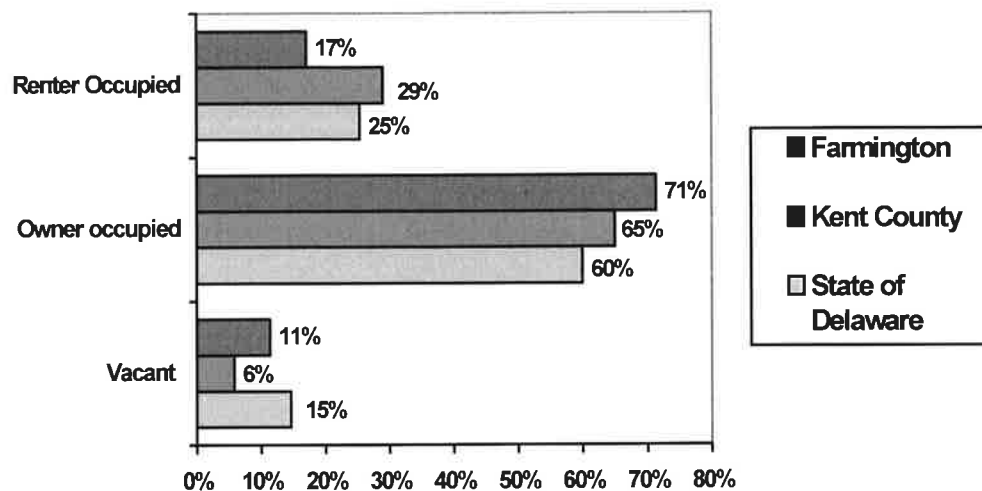


Source: 1990 and 2000 US Census, SF-3.

### Ownership and Vacancy

Figure 4 compares the proportion of vacant units, owner-occupied units, and renter occupied units found in Farmington with those in Kent County and the State. As seen from the chart, Farmington fares quite well, with fewer renters and more owners in housing than in Kent County and Delaware. However, Farmington posts a vacancy rate higher than Kent County but lower than the State.

**Figure 4. Ownership and Vacancy Rates for Farmington, Kent County, and Delaware, 2000**



Source: 2000 US Census SF-3.

## 2-2h. Economic Profile

This section discusses selected economic information for Farmington, Kent County and Delaware. Farmington's median income in 1999 was \$41,458, 1% higher than the median household income in Kent County and 13% lower than the \$47,381 median household income in the State.

Census information also indicates Farmington has a lower percentage of households receiving social security, retirement, and public assistance than the County or State. Only 22% of households in Farmington receive social security income, while the number for the County and the State are 26% and 27%, respectively. Fewer Farmington residents receive retirement income (7%) than Kent County (22%) and the State (21%). Likewise, no one in Farmington is receiving public assistance income according to the US Census, although 7% of the population is below the poverty level. No seniors (65+) in Farmington live below the poverty level. All households in Farmington have wage and salary income, however, the mean is significantly less than in Kent County or the State.

**Table 10. Selected Income Data for Farmington, Kent County, and Delaware, 2000**

Item	Farmington	Kent County	State of Delaware
Median household income	\$41,458	\$40,950	\$47,381
% of households with wage and salary income	100%	82.1%	81.3%
Mean wage and salary income	\$35,848	\$47,818	\$59,142
% of households with social security income	22.2%	25.7%	26.9%
Mean social security income	\$11,383	\$10,880	\$11,997
% of households w/ retirement income	7.4%	21.9%	21%
Mean retirement income	\$23,000	\$16,014	\$17,871
% of households with public assistance income	0%	3.3%	2.7%
Mean public assistance income	\$0	\$2,479	\$2,516
% of population below poverty level	7.0%	10.7%	8.2%
% of seniors (65+) below poverty level	0%	8.8%	7.9%

Source: 2000 US Census, SF-3.

Of the 62 residents over the age of 16 living in the town, about 89% of them were employed during the time the U.S. Census was conducted and about 2% of the residents over the age of 16 were unemployed at that time. The Census reports that roughly 10% of the residents were not considered part of the labor force.

Table 11 shows that workers in Farmington take part in a multitude of industries, the most prevalent of which is manufacturing (33%). Education, health and social services is also a popular field (18%), with slightly less participation in retail (15%) and construction (13%). One resident is involved in public administration.

**Table 11: Industry of Workers 16 years and older**

<b>Industry</b>	<b>Number</b>	<b>Percentage</b>
Agriculture, forestry, fishing and hunting, and mining:	0	0%
Construction	7	13%
Manufacturing	18	33%
Wholesale trade	0	0%
Retail trade	8	15%
Transportation and warehousing, and utilities:	4	7%
Information	0	0%
Finance, insurance, real estate and rental and leasing:	0	0%
Professional, scientific, management, administrative, and waste management services:	2	4%
Educational, health and social services:	10	18%
Arts, entertainment, recreation, accommodation and food services:	4	7%
Other services (except public administration)	1	2%
Public administration	1	2%
<b>TOTAL</b>	<b>55</b>	<b>100%</b>

Source: 2000 US Census, SF-3.

## **2-2i. Conclusion**

The population and demographic information derived from the US Census is highly variable due to the extremely small population size in Farmington . However, when compared to similar data at the County and State level some interesting trends do emerge which serve to illustrate the nature of the town and its residents. The Census figures indicate that the town's housing stock and population is declining, and that the residents of the town are aging. Despite the fact that the population as a whole appears to have less educational attainment than the average resident of the County or State, Farmington residents appear to have a high level of employment and a median income that is higher than the average County resident. It is also notable that there is a high level of home ownership in the community, perhaps enabled by the relatively low housing cost when compared to the average home in the County or State. The trends found in this data indicate that although the town may be declining in population and housing stock it is home to a hard working and resourceful population of home owners that care about their community.

## **2-3. Future Land Use**

The Town of Farmington contains a diverse variety of land uses as described in Section 1-3. While the majority of land uses in the town are residential or agricultural, there are a number of commercial, industrial, and institutional uses in the town. The future land uses for the Town are shown on Map 6. The following is a description of each land use category, and the policies that will guide the town when implementing land use regulations and future development proposals in each area.

### **2-3a Residential Land Uses**

The majority of the town is designated for future residential land uses. This generally includes all lands that were found to contain existing single family homes or mobile homes, and lands that are currently in agricultural production. It is the intent of the town that these areas will either remain as single family homes or mobile homes, or be developed from agricultural use into housing that is consistent with the character of the town. Here are some general policies that will guide residential land uses in Farmington:

- The preservation and rehabilitation of existing homes in Farmington is encouraged.
- Manufactured homes are acceptable in town to meet the need for affordable dwellings, but they should be designed and placed in a way that resembles a single family home. Land use regulations will specify that manufactured homes must be installed on foundations. The Town Council may consider waivers in cases of financial need.

### ***2-3b Commercial Land Uses***

The commercial land uses in Farmington are scattered throughout the town. They are generally located along Main Street and along Route 13. The future land use plan proposes commercial land uses in two specific locations. The first is the existing auto salvage operation on Farmington Road in the western portion of the town. The second area comprises the rear lots (which are currently in town) associated with the properties fronting Route 13. The front portions of these properties are already zoned commercially in the County. Some commercial uses may also be located within the “Main Street” district, described below in Section 2-3d. The intent of the town is to allow and encourage general commercial businesses that are consistent with the nature of a small town. Here are some general policies that will guide commercial land uses in Farmington:

- Existing commercial uses will be allowed to continue to operate.
- The annexation, consolidation and redevelopment of properties along Route 13 will be encouraged.
- While no large scale, regional retail uses are expected, it is desirable to promote retail, service, and office uses which provide needed goods and services and jobs to the town.

### ***2-3c Institutional Land Uses***

There are a number of institutional uses in town. It is the intent of the town to encourage their continued operation and role in the community by designating them for future institutional use. These uses include the rear portion of the Farmington Fire Hall, a church, and the former school which is owned by the town and used as a town hall. There are other institutional uses located in the “Main Street” district, described below in section 2-3e. Here are some general policies that will guide institutional land uses in Farmington:

- The existing institutional uses will be encouraged to continue their roles in the community, and be allowed to grow and expand in a reasonable fashion that is consistent with the character of Farmington.

- New institutional uses may be considered in the “Main Street” district, or elsewhere in the town perhaps regulated as conditional uses in future land use regulations adopted by the town.

### **2-3d Main Street Land Uses**

Main Street in Farmington is currently a mixture of many different land uses, which is the typical land use pattern for a small town. There are many residential land uses, but in addition there are churches, small commercial businesses, an industrial metal shop and associated storage, and of course the Farmington Fire Hall. It is the desire of Farmington to promote this mixture of uses by designating the properties fronting along Main Street as the “Main Street” district. Within this district a diverse range of land uses is expected and encouraged. In addition, it is expected that the number and types of non-residential land uses will change over time. Residential, commercial, institutional, and industrial land uses are all acceptable as long as they are compatible with the scale and character of the town and do not negatively impact the near-by residential areas. Here are some general policies that will guide the Main Street district uses:

- The existing land uses along Main Street are expected to remain and will be encouraged to revitalize their buildings and improve their businesses in a way that is consistent with the character of the town.
- The town may consider other non-residential uses in the Main Street district on a case-by-case basis. Non-residential uses should only be permitted when the town determines that they are consistent with the character of the town and will not have a negative impact on near-by residential neighborhoods. The process for considering future non-residential uses should be addressed in future land use regulations.

### **2-3e “Cottage Industries”**

The residents of Farmington are resourceful and hard working people. Many residents operate small businesses out of their homes or properties in town, and it is the intent of the town to allow and encourage this practice throughout Farmington. Farmington calls these uses “cottage industries,” and they generally refer to small scale businesses that are conducted by the residents or owners of a property. These uses are not mapped, but in fact exist and could exist throughout the town. Here are some general policies that will guide cottage industries in Farmington:

- Cottage industries are encouraged to promote entrepreneurship and self sufficiency among residents of Farmington.
- Cottage industries should be regulated by the future land use regulations in Farmington, perhaps as a “conditional use” allowed in all zones.
- When the town is developing the future land use regulations they should define some parameters that will guide the establishment and operation of cottage industries. The goals of these parameters will be to ensure that cottage industries are compatible with their neighbors but still have the flexibility to operate and flourish economically.

### **2-3f Recommendations, Future Land Use**

**1. Follow the Land Use Policies in Section 2-3.** The Town should follow the land use policies when listed in this section when considering any land development application, and when developing the land use regulations.

**2. Follow the recommended land uses shown on Map 7.** Map 7, Future Land Use, is an integral part of this plan. In practice and use both the text in this plan (specifically in Section 2-3) and Map 7 should be used in conjunction with one another when making any land use determinations.

## **2-4 Growth and Annexation**

### ***2-4a Growth inside Farmington***

There is currently about 22.3 +/- acres of land that is vacant or in agricultural use inside the town boundaries of Farmington. While this does not seem like a large amount of land, for a town the size of Farmington it represents a significant opportunity for future growth. There are also a number of properties in town (mostly single family homes) that are vacant and could be redeveloped or replaced with newer structures. The Town of Farmington will consider the development of these lands consistent with the Future Land Use Plan described in Section 2-3, and within the constraints of the utility infrastructure described below in Section 2-5.

### ***2-4b Annexation***

The Town of Farmington recognizes that one of the primary limitations to future growth either inside or outside of the town is limited sewer capacity (which is described below in Section 2-5). The goals of Farmington's annexation plan is to annex parcels that are split by the town boundaries, to annex a consistent set of parcels along Route 13 to allow for future commercial use, and to annex a few properties on the western edge of town that are already considered part of the community. The town's annexation area is shown on Map 7. Because of the limitations in sewer capacity, the annexation area was developed based largely upon parcels that already have and are using sewer services from Harrington. In fact, the annexation map only includes three parcels that are not currently connected to sewer service. Thus, the annexation plan will have a minimal impact on the scarce sewer resources and the ability of property owners inside the town to petition Harrington for sewer service when and if they choose to develop their properties. The following is a description of the three primary annexation areas:

- **Route 13 Frontage:** The properties along Route 13 are currently zoned commercial (BN) by Kent County. Many of the properties are also split by the town boundary, or were clearly one larger parcel that is now two parcels in common ownership and use. This annexation plan intends to bring these properties in town and allow their conversion and use as commercial properties in accordance with the Future Land Use Plan described in Section 2-3. The one exception is the existing Farmington Fire Hall, which is intended to remain in institutional use.
- **Town Hall:** The town owns the former school property, which is used as the Town Hall. The majority of the parcel, including the school building, is located outside of the town boundaries.



The annexation plan proposes the annexation of the remainder of the parcel, as well as portions of three other residential parcels on School Street that are split by the town boundaries.

- **Western Residences:** There are several residences that are located on the western side of town in the vicinity of Flatiron Road. These residences are connected to Harrington's sewer service, and have traditionally been a part of the community. The annexation plan proposes the annexation of these parcels.

Table 12 demonstrates the total acreage (less road right-of-ways) that are contained within Farmington's Annexation Plan:

**Table 12: Acreage by Land Use, Farmington Annexation Plan**

<b>Land Use</b>	<b>Acres</b>
Commercial	7.732
Institutional	4.533
Residential	3.848
<i>Total</i>	<i>16.133</i>

Source: GIS analysis of Map 8, Farmington Plan by UD/IPA

In order to proceed with annexation the town should have appropriate land use regulations in place. In addition, the town must follow the procedures outlined in the Charter, and properly evaluate the impact of the annexation on town revenues and operations before agreeing to the annexation. Due to the fact that the town currently provides few services and that these parcels are considered generally to be part of the town now, it is assumed that there will not be many negative impacts associated with these annexations.

#### **2-4c Recommendations, Growth and Annexation**

**1. Follow the Annexation Policies in Section 2-4.** The Town should follow the annexation policies when listed in this section when considering any annexation request.

**2. Follow the recommended land uses shown on Map 8.** Map 8, Growth and Annexation, is an integral part of this plan. In practice and use both the text in this plan (specifically in Section 2-4) and Map 8 should be used in conjunction with one another when considering any annexation request.

#### **2-5. Public Utilities and Services**

##### **2-5a. Water System**

There is no public water system in the town. Water supply in the town is currently provided by individual wells located on each property. Well permits and water allocations are under the jurisdiction of The Delaware Department of Natural Resources and Environmental Control (DNREC). DNREC has noted that the water resources in the area are adequate to support a public water system for a population of 150, which would represent approximately doubling the Town's current population.

During the public participation process and community meetings, the need for a public water system was discussed but it was not one of the top issues. However, those who answered a question about the need for public water all considered it an important or extremely important issue for the town to address in the future.

### ***2.5b Wastewater Treatment System***

The Town of Farmington and surrounding areas are served with sewer service by the City of Harrington. A force main connects the town towns. Wastewater is collected from Farmington and transmitted to Harrington for treatment. There is limited capacity in the sewer line that connects Farmington to Harrington. The system has a total capacity of 120 equivalent dwelling units (EDUs). Currently there are 64 active connections and 11 inactive connections for a total of 75 allocated EDUs. The inactive connections are guaranteed service as long as the property owners continue to pay the required \$50 fee to keep the connection active. There are only 45 EDUs left for future development in the Farmington area.

The primary limitation in the sewer line is the pumping station, which may be upgraded at a developer's expense to service more than 120 units. However, the City of Harrington will not guarantee any additional connections (over the 64 active and 11 inactive) due to limitations in their treatment capacity. It is unlikely that Harrington will be willing or able to provide a large amount of additional capacity for Farmington regardless of upgrades to the sewer line and pumping station.

There is currently no relationship between the City of Harrington and the Town of Farmington related to sewer service. The City of Harrington grants sewer service connections on a case-by-case basis to individual property owners whether they are located in the town or not. Therefore at this time it is not possible for the town to have any certainty whether or not there will be capacity in the sewer connection for future growth inside the town.

There are currently 22.33 acres of vacant land in the town boundaries. If these lands were to develop at a modest density of 2.5 units per acre there could be as many as 56 additional residences in the town (assuming that all of this land were developed for residential purposes). At a higher "town" density of 4 units per acre there could be as many as 89 additional houses. Given that the sewer connection only has the capacity for about 45 additional EDUs without a capital upgrade, Harrington has sewer treatment capacity limitations and is not obligated to restrict connections to properties that are in Farmington town limits it is unlikely that there will be the capacity for much additional growth in the Town of Farmington.

### ***2-5c Solid-Waste Disposal***

Refuse collection services are the responsibility of each individual property owner. Residents and businesses in Farmington arrange collection through one of several private companies operating in the area. The Delaware Solid Waste Authority (DSWA) operates a 'Recycle Delaware' Center on Sussex School Street in Farmington. DSWA also operates a collection-and-transfer station in Bridgeville, Delaware.

### ***2-5d Stormwater Management***

Stormwater management is an issue for many towns, especially historic towns like Farmington that may not have a well defined stormwater management infrastructure. As more impervious surfaces are added to the landscape, the runoff from storms can increase and cause problems. Currently, there are few stormwater management facilities within the town, and the town is not responsible for the maintenance of any of these facilities. Additional development should include measures to address stormwater management, and the town should be cautious in assuming the responsibility for maintaining these facilities. All new development must meet Kent County Conservation District standards for stormwater management. No new development projects (such as new subdivisions on vacant land) should be approved without the approval of the Kent Conservation District.

## **2-5e Plan Recommendations, Public Utilities and Services**

**1. Evaluate the need for a public water system.** In the future, the town should consider the need for a public water system and evaluate the options for providing this service for residents. Currently the town has a very small budget, there is little development pressure, and individual wells seem to be working well. Should any of these conditions change, the town could undertake a study to determine how best to address the needs for a public water system.

**2. Develop a formal relationship with the City of Harrington regarding sewer service.** It is recommended that the leadership of the Town of Farmington contact leadership from the City of Harrington to enter into a dialogue about the provision of sewer service to the Farmington area. At a minimum the results of this dialogue could be a Memorandum of Understanding that describes the policy for providing and extending sewer service to properties in and around Farmington.

**3. Promote the requirement of sewer service for new developments in town through land development regulations.** It is desirable for properties inside the town to have access to sewer service. It should be the *policy* of Farmington to only promote new construction if it will be connected to central sewer service. To the extent that it is legally practical it is suggested that new development should be strongly encouraged or required to be constructed with access to sanitary sewer. It is recommended that any land development regulations developed by Farmington require that new developments connect to sewer if it is available, or have the larger lot sizes necessary to support septic and well construction.

**4. Limit annexations, especially when annexing may deplete the remaining capacity of the sewer connection to Harrington.** It is not recommended that the Town of Farmington annex any large parcels that may petition Harrington for sewer capacity. One such development of as few as 45 homes could potentially use all remaining capacity in the sewer line. The annexation plan described in Section 2-4 minimizes this effect by proposing a limited annexation area that is largely already served with sewer.

## **2-6 Community Services and Facilities**

### **2-6a Police**

Police services are provided to Farmington when needed through the Delaware State Police. The State Police provides 24-hour a day services for the town from the State Police Troop Headquarters office

located on Route 13 in north Dover and from Troop 3 located near Camden. The town does not contract with the state police for additional patrol services beyond emergency response.

#### ***2-6b Fire Service***

The Farmington Volunteer Fire Company provides both fire protection and emergency medical service for the residents of Farmington. This is one of the 18 volunteer fire companies operating in Kent County and although each has its own district they all provide mutual assistance when needed. The Farmington Volunteer Fire Company consists of 40 active volunteer firefighters. Currently the fire company operates three fire engines, one tanker, one rescue truck, one brush truck, one emergency medical vehicle, and a light unit. The company also has an antique fire engine for display and parades.

#### ***2-6c Emergency Medical Services***

The Kent County Emergency Medical Service provides emergency medical services to the town. There are three paramedic stations in Kent County located in Dover, Smyrna, and Harrington. In addition, the Farmington Volunteer Fire Company provides basic care for minor emergencies, but does not transport patients.

#### ***2-6d Education and Library Facilities***

The Town of Farmington is technically located in the Woodbridge School District. The Woodbridge School District operates three schools – one elementary, one middle, and one high school. Woodbridge Elementary School is in Greenwood, while the others are further south in Bridgeville. Both Greenwood and Bridgeville are in Sussex County.

Some Farmington students choose to attend middle and high school in the Lake Forest School District, which has four elementary schools, one middle school, and one high school. Chipman Middle School and Lake Forest South Elementary School are both centered in Harrington, within easy reach of Farmington students. The Lake Forest High School is located east of Felton and Harrington.

The Kent County library system offers free services to the residents of Farmington. The most convenient branch locations are the Harrington Public Library, Greenwood Public Library, and Dover Public Library. The county library system also funds a bookmobile that regularly visits various parts of the county, but at this point does not visit Farmington.

#### ***2-6e Senior Services***

No senior services are available in Farmington; however, there are resources for seniors outside of the town. The Harrington Senior Center, Inc is one such resource. In addition, Sussex County operates the Greenwood Cheer Center, located on northbound Route 13.

#### ***2-6f Health Care***

There are no health care facilities located within Farmington. The Bay Health Medical Centers in Milford and Dover provide health care to Farmington residents.

## **2-6g Postal Service**

Farmington no longer has a post office in town, and in fact, half the town gets their mail from Harrington, the other half from Greenwood. The postal code for Farmington is 19950.

## **2-6h Parks and Recreation**

There are no developed parks within the town, although there is a large open space adjacent to the old Farmington School House, which now serves as their Town Hall. There is potential for developing this space into a more appealing park than in its present state. The development of a park at this town owned site could coincide with the rehabilitation of the town hall to serve a broader range of community purposes.

## **2-6i Plan Recommendations, Community Services and Facilities**

**1. Evaluate the need for a town park.** During the public participation exercises and the community meetings the desirability of a town park with recreational facilities was often mentioned and rated highly in the survey completed by town residents. The town should evaluate the need for and investigate the funding of such a facility in the future, as resources become available. The town owned school site appears to be an ideal location for such a facility.

## **2-7 Transportation**

### **2-7a Regional Transportation**

The main routes that serve the town are under the jurisdiction of the State, through the Delaware Department of Transportation. Route 13 is the primary arterial road that connects the town to the rest of the state. The other main roads in the town, including Main Street, Flatiron Road, and School Lane, are all maintained by the State as well.

Route 13 is in the Corridor Capacity Preservation Program. The Corridor Capacity Preservation Program was established in 1996 under Title 17, Section 145 of the Delaware Code to preserve selected existing transportation facilities. The limits of the Program on US 13 are DE 10 south of Dover to the Maryland State line, including the portion of US 13 adjacent and within the Town of Farmington.

The Program has five primary goals:

- Maintain an existing road's ability to handle traffic safely and efficiently.
- Coordinate the transportation impacts of increased economic growth.
- Preserve the ability to make future transportation-related improvements.
- Minimize the need to build an entirely new road on new alignment.
- Sort local and through traffic.

Any future development or redevelopment along Route 13 in Farmington will have to be designed and managed in a way that is consistent with this program. Entrance permits or other access to the regional road network will be evaluated based on the goals of this program. DelDOT has in the past encouraged

service roads, alternative access, and in some cases has purchased development rights in order to achieve the goals of this program while allowing economic growth to occur along these corridors.

#### **2-7b Local Roads**

The Town of Farmington maintains a small number of town streets. These streets generally provide access to individual properties rather than serve regional traffic needs. The town streets include Broad Street, N. Railroad Avenue and an unnamed street. N. Railroad Avenue and the unnamed street connecting Main Street to School Street are currently unpaved. The unnamed street has a particularly uneven surface of dirt and stone.

Farmington uses mainly Municipal Street Aid Funds provided by the state to maintain the streets in the town. Snow removal and other maintenance activities are contracted for by the town as needed.

#### **2-7c Transit**

There are no regular state-operated DART bus routes passing through the town. As in all of Delaware, paratransit service is available through DART by reservation to eligible elderly and disabled residents.

#### **2-7d Railroad**

A rail line owned and maintained by the Norfolk Southern Corporation runs through the town. Several trains per day haul freight through the town. Although the railroad has played a major role in Farmington's history, there is currently no station or other rail facilities in the town.

#### **2-7e Traffic and Parking Issues**

There were two issues regarding transportation which were often mentioned during the public participation sessions, and were noted in the community questionnaire: traffic along Main Street and parking.

There is a distinct feeling among residents that people travel too fast on Main Street. Since the town is too small for a police department there is little that can be done in regards to enforcement of the speed limit.

The concern of speeding may be somewhat related to the parking situation in the town. Currently there is no marked on-street parking in Farmington. Regardless of this fact, it is common practice for residents and businesses along Main Street to park along the street. In some cases they impede the flow of traffic.

There are several potential solutions to these issues. Farmington could pursue an enforcement route by hiring off duty State Police officers to enforce speeding and parking regulations on Main Street. The town could also pursue a design solution by evaluating methods of providing defined on-street parking spaces and possible "traffic calming" measures to slow traffic. DelDOT may be able to assist the town with the design solutions. DelDOT's Transportation Enhancement (TE) Program is a potential source of funding for road design improvements on Main Street.

## **2-7f Recommendations, Transportation**

**1. Pave the unpaved town streets.** There are currently two unpaved roads within Farmington. The town should work with DelDOT to pave those roads. Funding may be available through Municipal Street Aid and/or the Community Transportation Fund. Information on both sources is available through DelDOT.

### **2. Work with DelDOT in implementing the Corridor Capacity Preservation Program**

DelDOT utilizes a number of strategies to achieve the goals of the Corridor Capacity Preservation Program. These methods include the purchase of development rights, limiting the access to highways, and reviewing subdivision and rezoning requests. Farmington should coordinate its planning efforts with DelDOT to support those efforts while also enabling the development or redevelopment of the commercial uses along Route 13.

**3. Evaluate solutions to the traffic and parking issues on Main Street.** The town should evaluate both enforcement and design based solutions to speeding and parking issues along Main Street.

## **2-8. Community Character and Design**

### **2-8a Context**

The town of Farmington is arranged around the rail line that runs north-to-south, and Main Street that runs east-to-west. The town is located west of route 13. To the north of Farmington is Harrington, to the south Greenwood, and to the east is Milford. Farmington is very typical of the many “railroad” towns in the western parts of Kent and Sussex Counties that grew in association with the rail line in the late 1800s. Farmington has a further distinction as being the smallest of Delaware’s small towns, with a population of only 75 persons in the year 2000. The town truly has a small town atmosphere that the residents value.

### **2-8b Land Use and Design**

The predominant land use within the town is open space and agricultural. The town is also surrounded by largely agricultural and open space uses. The rural character of the town is one of its defining features. The remainder of the land use in the town is residential. The majority of the houses in the town are of the single-family, detached variety. There are also a number of mobile homes throughout the town. Like most historic homes, they are typically on smaller lots than modern homes. Most homes and buildings along Main, School, and Broad Streets have small setbacks from the street, which is another characteristic of historic houses and buildings.

The town values the historic character of Farmington, and has identified this as a desirable asset for the town. Many people commented during the public participation sessions that the older buildings are often what drew them to Farmington, and may be a key to the town’s future revitalization. There are currently no formal historic districts in Farmington. The State Historic Preservation Office has indicated that there is an eligible historic district determined within the town. The Tharp House, which is located just outside the town on Route 13, is individually listed on the National Register of Historic Places.

Farmington has a lot of land left within the town that could be developed. It also has no zoning code currently in place. Those two features leave the town somewhat vulnerable. A single development could greatly alter the character of the town. Therefore it is important to develop some land use regulations that permit new development, but encourage it to fit in the character of this unique small town.

#### **2-8c *Recommendations, Community Character***

**1. Preserve the town's historic character.** Farmington should protect its historic character by maintaining the current historic structures within the town. In addition, the town should encourage any new construction to be consistent with the historic style of the current homes. This could be accomplished through the adoption of architectural guidelines and/or standards. There are County and State historic preservation tax credits available to property owners who preserve their properties. Interested property owners should contact the State Historic Preservation Office for more details.

**2. Encourage new subdivisions to fit in with the town.** New subdivisions should be designed to fit in with the town. This can be accomplished by connecting new streets to the existing town street system, and arranging lots and setbacks to be consistent with existing homes in town. The town can write land use regulations that permit and encourage these techniques.

**3. Explore Agricultural Preservation Options.** Part of what makes Farmington unique is its rural context, and surrounding farmlands. The Delaware Agriculture Lands Preservation Program protects thousands of acres of farmland each year. There are other programs through the County and private conservation organizations that have the same goals. Farmington should start a dialogue with citizens, local farmers, and the Department of Agriculture to determine what role farmland protection can play in the town's development, and the development in adjacent areas of the County.

#### **2-9 *Redevelopment***

##### **2-9a *Redevelopment Potential***

Although the majority of houses in Farmington are well maintained, there are some residential properties in the town that are in poor condition and in need of repair and maintenance. For the benefit of all of the town's residents, steps should be taken to redevelop these blighted properties. There redevelopment will improve the aesthetic appeal of the town, and has the potential to improve property values throughout Farmington. The town needs to remain cognizant of property maintenance issues because historic homes, which make up most of the housing stock in Farmington, often have more maintenance issues than newer homes.

##### **2-9b *Recommendations, Redevelopment***

**1. Code Enforcement.** The town should develop a code enforcement plan to ensure the housing stock is properly maintained. It is crucial that the inspections be systematic, fair, and consistent in order to be effective. Due to Farmington's size it is unlikely that a full time enforcement officer is needed or could be funded by the town. Farmington should explore other options, such as hiring part time code enforcement officers or working with Kent County on enhanced enforcement in the town.



**2. Assist homeowners with maintenance and repair.** Some homeowners may lack the expertise or resources needed to properly maintain their homes. The following list includes ideas for how the town could become proactive in assisting residents with repair and maintenance issues for older homes:

- Start a library of information on the repair and upkeep of older home.
- Keep a list of reliable registered contractors that citizens may use for home improvement.
- Explore the feasibility of publishing and distributing a brochure to all homeowners explaining the Ordinance requirements for maintenance and listing resources for help
- Develop a mechanism to publicly recognize well-maintained and newly fixed-up properties.
- Promote and publicize existing state and county resources for repair and redevelopment of housing. Most of these programs are intended to either preserve historic housing or assist low to moderate income citizens.

**3. Take steps to redevelop vacant properties.** The town government could make it a priority to redevelop the few vacant properties that are in the worst condition. These steps might include working with absentee property owners on code enforcement, acquiring the properties through condemnation and repairing or demolishing them, or actively seeking new owners who would want to repair or replace the structures. Due to Farmington's small size it will certainly be necessary to solicit assistance from other groups. Potential partners in this sort of effort include the Community Development Block Grant program administered by the County, realtors and developers interested in historic preservation, or non-profit housing groups.

## **Chapter 3 Implementation**

### **3-1. Summary of Recommendations and Actions**

#### ***3-1a Actions to be considered at all times***

**Section 2-3, Recommendation 1. Follow the Land Use Policies in Section 2-3.** The Town should follow the land use policies when listed in this section when considering any land development application, and when developing the land use regulations.

**Section 2-3, Recommendation 2. Follow the recommended land uses shown on Map 7.** Map 7, Future Land Use, is an integral part of this plan. In practice and use both the text in this plan (specifically in Section 2-3) and Map 7 should be used in conjunction with one another when making any land use determinations.

**Section 2-4, Recommendation 1. Follow the Annexation Policies in Section 2-4.** The Town should follow the annexation policies when listed in this section when considering any annexation request.

**Section 2-4, Recommendation 2. Follow the recommended land uses shown on Map 8.** Map 8, Growth and Annexation, is an integral part of this plan. In practice and use both the text in this plan (specifically in Section 2-4) and Map 8 should be used in conjunction with one another when considering any annexation request.

**Section 2-5, Recommendation 3. Promote the requirement of sewer service for new developments in town through land development regulations.** It is desirable for properties inside the town to have access to sewer service. It should be the *policy* of Farmington to only promote new construction if it will be connected to central sewer service. To the extent that it is legally practical it is suggested that new development should be strongly encouraged or required to be constructed with access to sanitary sewer. It is recommended that any land development regulations developed by Farmington require that new developments connect to sewer if it is available, or have the larger lot sizes necessary to support septic and well construction.

**Section 2-5, Recommendation 4. Limit annexations, especially when annexing may deplete the remaining capacity of the sewer connection to Harrington.** It is not recommended that the Town of Farmington annex any large parcels that may petition Harrington for sewer capacity. One such development of as few as 45 homes could potentially use all remaining capacity in the sewer line. The annexation plan described in Section 2-4 minimizes this effect by proposing a limited annexation area that is largely already served with sewer.

#### **Section 2-7, Recommendation 2. Work with DelDOT in implementing the Corridor Capacity Preservation Program**

DelDOT utilizes a number of strategies to achieve the goals of the Corridor Capacity Preservation Program. These methods include the purchase of development rights, limiting the access to highways, and reviewing subdivision and rezoning requests. Farmington should coordinate its planning efforts with DelDOT to support those efforts while also enabling the development or redevelopment of the commercial uses along Route 13.

**Section 2-8, Recommendation 1. Preserve the town's historic character.** Farmington should protect its historic character by maintaining the current historic structures within the town. In addition, the town should encourage any new construction to be consistent with the historic style of the current homes. This could be accomplished through the adoption of architectural guidelines and/or standards.

**Section 2-8, Recommendation 2. Encourage new subdivisions to fit in with the town.** New subdivisions should be designed to fit in with the town. This can be accomplished by connecting new streets to the existing town street system, and arranging lots and setbacks to be consistent with existing homes in town. The town can write land use regulations that permit and encourage these techniques.

**3-1b Short Term Actions (within 18 months)**

**Section 2-1, Recommendation 1. Plan Adoption.** It is recommended that the town adopt this plan and seek certification through the Office of State Planning Coordination. This plan will serve as a unified advisory document regarding land use and growth issues in Farmington, and as the basis for zoning and land use regulations in the town.

**Section 2-1, Recommendation 2. Develop Land Use Regulations.** In order for the town to have some say in how land is developed and used, it is recommended that the town develop zoning or other land use regulations once the plan is adopted. These regulations must be in place within 18 months of plan adoption according to State law.

**Section 2-1, Recommendation 3. Develop the capacity to administer Land Use Regulations.** When developing the land use regulations for the Town, Farmington should address the capacity to administer those regulations in a fair and consistent manner. Due to the fact that the town does not have any staff, it is recommended that the Town evaluate the feasibility of assistance from another level of government (such as Kent County) or from a private consultant.

**Section 2-1, Recommendation 4. Evaluate governance capabilities.** Currently, Farmington does not have any town staff. It is important that the town periodically evaluate the need for any employees or additional contractual services to carry out the town's planning objectives and to continue to provide adequate levels of services for residents.

**3-1c Intermediate Term Actions (18 months to 5 years)**

**Section 2-5, Recommendation 1. Evaluate the need for a public water system.** In the future, the town should consider the need for a public water system and evaluate the options for providing this service for residents. Currently the town has a very small budget, there is little development pressure, and individual wells seem to be working well. Should any of these conditions change, the town could undertake a study to determine how best to address the needs for a public water system.

**Section 2-5, Recommendation 2. Develop a formal relationship with the City of Harrington regarding sewer service.** It is recommended that the leadership of the Town of Farmington contact leadership from the City of Harrington to enter into a dialogue about the provision of sewer service to the Farmington area. At a minimum the results of this dialogue could be a Memorandum of

Understanding that describes the policy for providing and extending sewer service to properties in and around Farmington.

**Section 2-7, Recommendation 1. Pave the unpaved town streets.** There are currently two unpaved roads within Farmington. The town should work with DelDOT to pave those roads. Funding may be available through Municipal Street Aid and/or the Community Transportation Fund. Information on both sources is available through DelDOT.

**Section 2-7, Recommendation 3. Evaluate solutions to the traffic and parking issues on Main Street.** The town should evaluate both enforcement and design based solutions to speeding and parking issues along Main Street.

**Section 2-9, Recommendation 1. Code Enforcement.** The town should develop a code enforcement plan to ensure the housing stock is properly maintained. It is crucial that the inspections be systematic, fair, and consistent in order to be effective. Due to Farmington's size it is unlikely that a full time enforcement officer is needed or could be funded by the town. Farmington should explore other options, such as hiring part time code enforcement officers or working with Kent County on enhanced enforcement in the town.

**Section 2-9, Recommendation 2. Assist homeowners with maintenance and repair.** Some homeowners may lack the expertise or resources needed to properly maintain their homes. The following list includes ideas for how the town could become proactive in assisting residents with repair and maintenance issues for older homes:

- Start a library of information on the repair and upkeep of older home.
- Keep a list of reliable registered contractors that citizens may use for home improvement.
- Explore the feasibility of publishing and distributing a brochure to all homeowners explaining the Ordinance requirements for maintenance and listing resources for help
- Develop a mechanism to publicly recognize well-maintained and newly fixed-up properties.
- Promote and publicize existing state and county resources for repair and redevelopment of housing. Most of these programs are intended to either preserve historic housing or assist low to moderate income citizens.

**Section 2-9, Recommendation 3. Take steps to redevelop vacant properties.** The town government could make it a priority to redevelop the few vacant properties that are in the worst condition. These steps might include working with absentee property owners on code enforcement, acquiring the properties through condemnation and repairing or demolishing them, or actively seeking new owners who would want to repair or replace the structures. Due to Farmington's small size it will certainly be necessary to solicit assistance from other groups. Potential partners in this sort of effort include the Community Development Block Grant program administered by the County, realtors and developers interested in historic preservation, or non-profit housing groups.

### ***3-1d Long Term Actions (5 years or more)***

**Section 2-6, Recommendation 1. Evaluate the need for a town park.** During the public participation exercises and the community meetings the desirability of a town park with recreational facilities was often mentioned and rated highly in the survey completed by town residents. The town should evaluate

the need for and investigate the funding of such a facility in the future, as resources become available. The town owned school site appears to be an ideal location for such a facility.

**Section 2-8, Recommendation 3. Explore Agricultural Preservation Options.** Part of what makes Farmington unique is its rural context, and surrounding farmlands. The Delaware Agriculture Lands Preservation Program protects thousands of acres of farmland each year. There are other programs through the County and private conservation organizations that have the same goals. Farmington should start a dialogue with citizens, local farmers, and the Department of Agriculture to determine what role farmland protection can play in the town's development, and the development in adjacent areas of the County.

### **3-2. Intergovernmental Coordination**

#### **3-2a Intergovernmental Coordination Strategy**

Land-development activities occurring within Farmington and on the lands within Kent County's jurisdiction surrounding the town will affect the quality of life of all of the people living and working in this regional area. Therefore, it would be of great benefit to both the town and the county to develop a cooperative and open relationship. The town should contact Kent County and initiate discussions on matters for which the town may be interested in receiving assistance from Kent County, such as planning or administrative matters. Likewise, the county may find this enhanced relationship can help keep it informed of matters it may not be aware of occurring within the town.

Additionally, the town should maintain a good dialogue with the Delaware Office of State Planning Coordination (OSPC) and the professional planner the OSPC has designated as the Kent County Circuit Rider Planner. The Circuit Rider can help the town with a variety of issues, including assisting the town in updating its zoning ordinance, providing assistance with identifying the appropriate contact persons within state or county departments, identifying funding for programs developed to assist the municipalities in Delaware, and providing direction on alternatives to locating data and information the town may need in its efforts to apply for loans and grants.

Finally, the town should continue to maintain its relationship with the Town of Harrington. The town currently plays an important role with the town, treating wastewater and directly billing the customers. In the future, the towns may find there are other services available from Harrington or matters in which each municipality can provide mutual assistance (e.g., public safety). A formal Memorandum of Agreement between Farmington and Kent County, and between Farmington and Harrington to mutually support one another is encouraged by this Plan.

#### **3-2b Intergovernmental Comments and Response**

Through the public review and comment period a copy of this plan was sent to the State of Delaware for review through the Preliminary Land Use Service (PLUS) as required by State law. Copies of this plan were also sent to the City of Harrington and the Kent County Department of Planning Services for their review and comment. Representatives from all of these agencies were also invited to the public hearings when the plan was discussed prior to adoption. The following is a summary of the comments received from each of these governmental entities, and Farmington's response to them:

## **1. Comments from the State of Delaware:**

The Town of Farmington Comprehensive Plan was reviewed through the State's Preliminary Land Use Service (PLUS) as required by Title 29, Chapter 92 of the Delaware Code. The meeting was held on October 27, 2004 and attended by State agency planners and town representatives. Len Coryell of the Town Council represented Farmington at the meeting.

After the meeting, the Office of State Planning Coordination responded in a letter to the town on November 16, 2004. This letter is attached to the plan as Appendix C. The letter states that the plan meets all requirements for certification. Many portions of the letter were informational in nature, and the letter's inclusion in this document will allow for ease of reference to this information.

The various agency representatives did have a number of questions and worthwhile suggestions regarding the plan, which have been extracted and addressed below:

- a. The State Historic Preservation Office questioned how the Town intends to preserve its historic character. The plan intends to pursue historic or design guidelines in the future, as referenced on page 31 in the plan. Farmington will also encourage property owners to repair and rehabilitate their homes.
- b. The State Historic Preservation Office notes that the Tharp house on Route 13 is individually listed in the National Register of Historic Places, and should be preserved if it is annexed. This will be noted in Section 2-4.
- c. The State Historic Preservation Office notes that there are County and State historic preservation tax credits available, and that the town should make property owners aware of those credits. This will be noted in Section 2-8c of the plan.
- d. DelDOT notes that there was a response rate of 30% for the community surveys, which is very high. This will be noted in Section 1-4.
- e. DelDOT questioned how the positive population projection was made, in spite of the negative population trends over the past few decades. DNREC, on the other hand, noted that the population projection was too modest and recommended that the town should plan for more growth since only one subdivision could result in a major influx of population. The population projections in the plan include a low projection based on county growth rates, and a high projection based on a build out of vacant land in the community. Due to infrastructure constraints (no public water and very limited access to sewer), the town's position on population growth (in Section 2-2c) indicates optimism that more homes would be built in Farmington, but acknowledges that any growth will be modest until the infrastructure issues are addressed. The town feels this a realistic projection and position to take related to the planning period covered by this plan.
- f. DelDOT notes that one solution to the perceived speeding and parking problems along Main Street may be in improving the *streetscape*. An improved streetscape may signal to drivers that they are entering a community. It would also provide a more attractive street for residents and businesses. DelDOT identifies the Transportation Enhancement Program (TE) as a potential

source of funding to address streetscape and traffic calming. These items will be noted in Section 2-7, specifically in Section 2-7e.

g. DelDOT notes that N. Railroad Avenue is actually part of the Norfolk Southern railway right-of-way. They provide two options for paving this street. The first is to work directly through Norfolk Southern. The second is to come to an agreement with Norfolk Southern to dedicate a right-of-way to the town. If a right-of-way is dedicated then the town could work through DelDOT to have the street paved. These two options will be noted in sections 2-7b and 2-7f.

h. DNREC recommends that when and if the town considers developing a public water system they should be optimistic about growth and design the system for a population of 150. In addition, they note that water resources in the area are adequate to serve that size population. This will be noted in Section 2-5a.

i. DNREC requested that the town be mindful of future TMDL requirements when developing any new environmental ordinances. This will be noted in Sections 1-2c and 2-1.

## **2. Comments from Kent County:**

Mr. Jack Peterman, the Kent County Levy Court Commissioner for the 4<sup>th</sup> District and Ms. Sarah Keifer of the Kent County Department of Planning Services attended the Planning Commission meeting on October 12, 2004. At this meeting a presentation was made regarding the plan, the public comment period was opened, and comments and questions on the plan were received by the Planning Commission.

Both Mr. Peterman and Ms. Keifer expressed that they were available to assist the town in implementing the goals of the plan in whatever capacity the County was able to. They specifically mentioned a recent agreement between the Town of Viola and Kent County that will allow the County to assist the town with administering their land use and zoning ordinances.

## **3. Comments from the City of Harrington:**

Ms. Rebecca Greene, the City of Harrington's Operations Manager, attended the Planning Commission meeting on October 12, 2004. At this meeting a presentation was made regarding the plan, the public comment period was opened, and comments and questions on the plan were received by the Planning Commission.

Ms. Greene gave an update on the City of Harrington's progress on upgrading their sewer treatment plant and solving the "infiltration and inflow" problems that have degraded capacity in recent years. She indicated that while sewer capacity was indeed limited at the time being, there may be additional capacity available within two years as Harrington's system is repaired and upgraded.





## Appendix A - Municipal Development Strategy Checklist Summary






Checklist Item	Found in Section(s)	Comments
Public Participation Summary and Results	1-4, 1-5	
Past Population Trends	2-2a	
Demographics	2-2	
Position on Population Growth	2-2b	
Housing Stock Inventory	2-2g	
Housing Pipeline	Not included	There is currently no new housing activity in Farmington
Housing Needs Analysis	Not included	
Position on Housing Growth	2-2b	
Annexation Plan	2-4b	
Development of Adjacent Areas	1-3b, 2-4b, 2-5b	
Identification of Redevelopment Areas and Issues	2-9	
Redevelopment Strategy	2-9	
History of the Town or City	1-2b	
Physical Conditions	1-2c, 2-7b, 2-7e, 2-8a, 2-9	
Significant Natural Features	1-2c	
Community Character	2-8, 2-9	
Environmental Protection Plan	1-2c, 2-1	Environmental protection is to be addressed in future land use ordinance
Existing Land Use	1-3a, 1-3b	
Land Use Plan	2-3	
Review of Community Conditions	1-2c, 2-7b, 2-7e, 2-8a, 2-9	
Inventory of Community Infrastructure	2-5, 2-6, 2-7	
Inventory and Analysis of Community Services	2-6	
Water and Wastewater Plan	2-5	
Transportation Plan	2-7	
Community Development Plan.	2-3, 2-4, 2-5, 2-6, 2-7, 2-8, 2-9	
Description of Intergovernmental Relationships	1-3b, 3-2	
Intergovernmental Coordination Strategy	3-2	
Analysis and Comparison of Other Relevant Planning Documents	1-3b	
Evaluation of Current Codes and Ordinances	2-1	Farmington currently has no zoning or land use ordinances
Zoning Map Revisions	2-1	Land use ordinances to be developed as implementation measure
Zoning and Subdivision Code Revisions	2-1	Land use ordinances to be developed as implementation measure
Implementation Plan	3-1	
Coordination with Other Government Agencies	3-2	
Total Maximum Daily Loads	1-2c	
Corridor Capacity Preservation Program	2-7a	
Agricultural Preservation	2-8	
Wellhead Protection	Not included	There are no public water wells in Farmington

## **Appendix B - Maps**

Map 1.	Aerial View of Town of Farmington
Map 2.	Roads and Boundaries
Map 3.	Strategies for State Policies and Spending (Farmington Area)
Map 4a.	Existing Land Use, Farmington Area
Map 4b.	Existing Land Use in the Town of Farmington
Map 5.	Environmental Features
Map 6.	Future Land Use in the Town of Farmington
Map 7.	Growth and Annexation Plan for Farmington
Map 8.	Sewer Connections in the Farmington Area

# Town of Farmington Kent County, Delaware

Map 1: Aerial View  
of Town of Farmington

-  Town Boundary
-  Parcels
-  Railroads
-  Roads
-  Hydrology



November 2004



Sources:  
Digital orthorectified - Produced by 1:250,000 Data International in Public Color Infrared  
at a scale of 1:25,000 with a 1 foot resolution. May 2002  
Base map - Delaware Department of Transportation cartographic file 2003  
Created from Digital orthorectified Quads 1997  
Aerial Photographs - Office of State Planning and Development February 2004

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# Town of Farmington Kent County, Delaware

## Map 2: Roads and Boundaries

-  Roads
-  Railroads
-  Hydrology
-  Town Boundary
-  Parcels

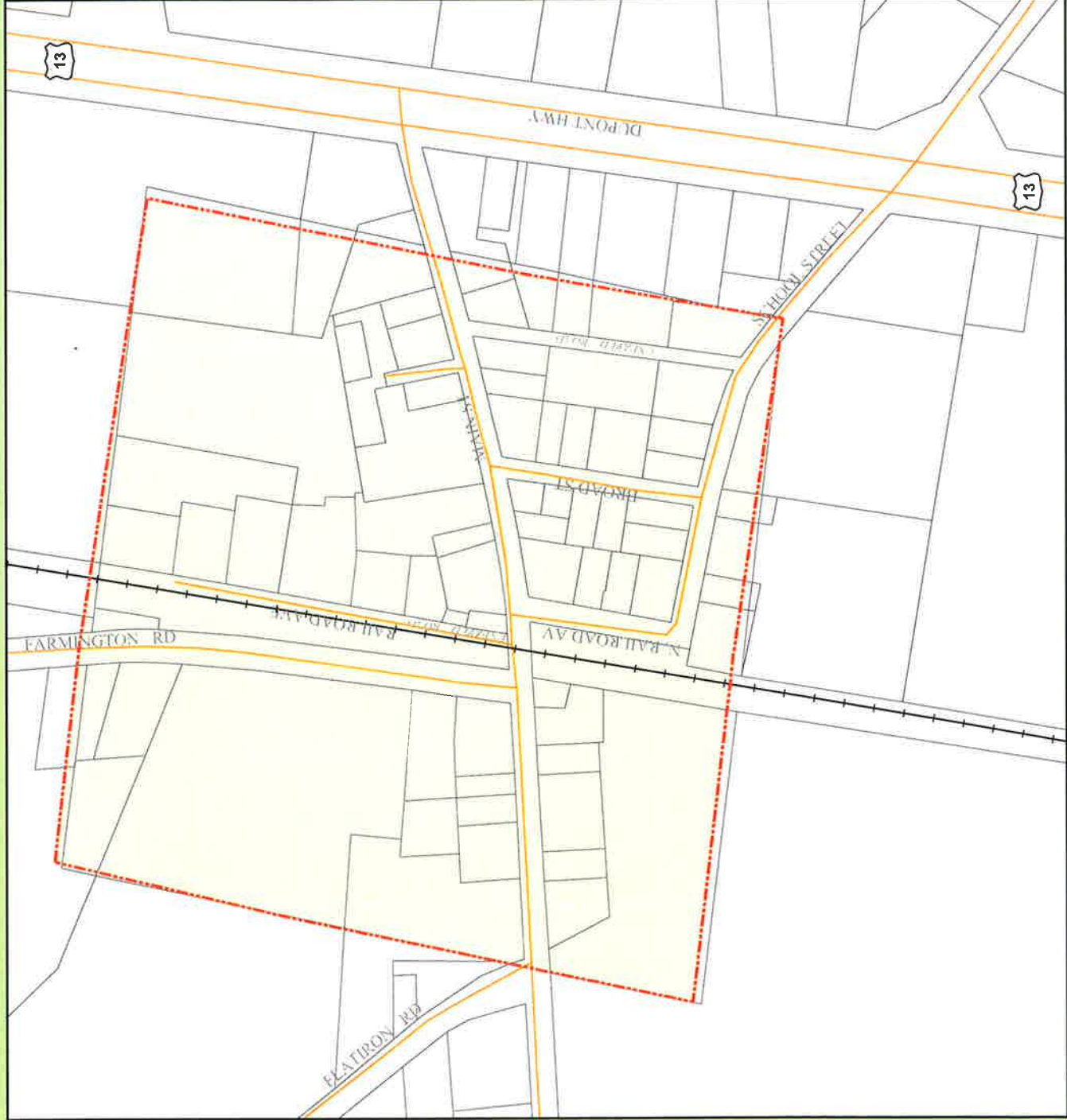


November 2004



**Source:**  
 Parcels - Kent County Department of Planning Services, February 2003  
 Base map - Delaware Department of Transportation cartographic file, 2001. Created from  
 aerial photography and ground survey data.  
 Hydrology - USGS 7.5 Minute Series Topographic Maps. Created in cooperation with  
 agreement between the State of Delaware and the USGS 1991 - 1993, USGS  
 D-17 (Rev. 1993)

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# Town of Farmington Kent County, Delaware

Map 3:  
*Strategies for State  
Policies and Spending  
(Farmington Area)*

- Out of Play
- Strategy Level**
  - Level 1
  - Level 2
  - Level 3
  - Level 4
- Agricultural PDRs
- Agricultural Districts
- Town Boundary
- Parcels
- Roads
- Railroads
- Hydrology

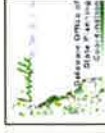


November 2004



Source: Kent County Department of Planning and Urban Development, 2003  
Base map: Delaware Department of Transportation, 2001  
Created from Digital Orthophoto Quarter, 1997  
State Investment Strategies - Office of State Planning Coordination  
Agricultural Districts and PDRs - Delaware Department of Agriculture, February 2004  
Municipal Boundaries - Office of State Planning Coordination, February 2004

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# Town of Farmington Kent County, Delaware

## Map 4a. Existing Land Use, Farmington Area

### Land Use / Land Cover

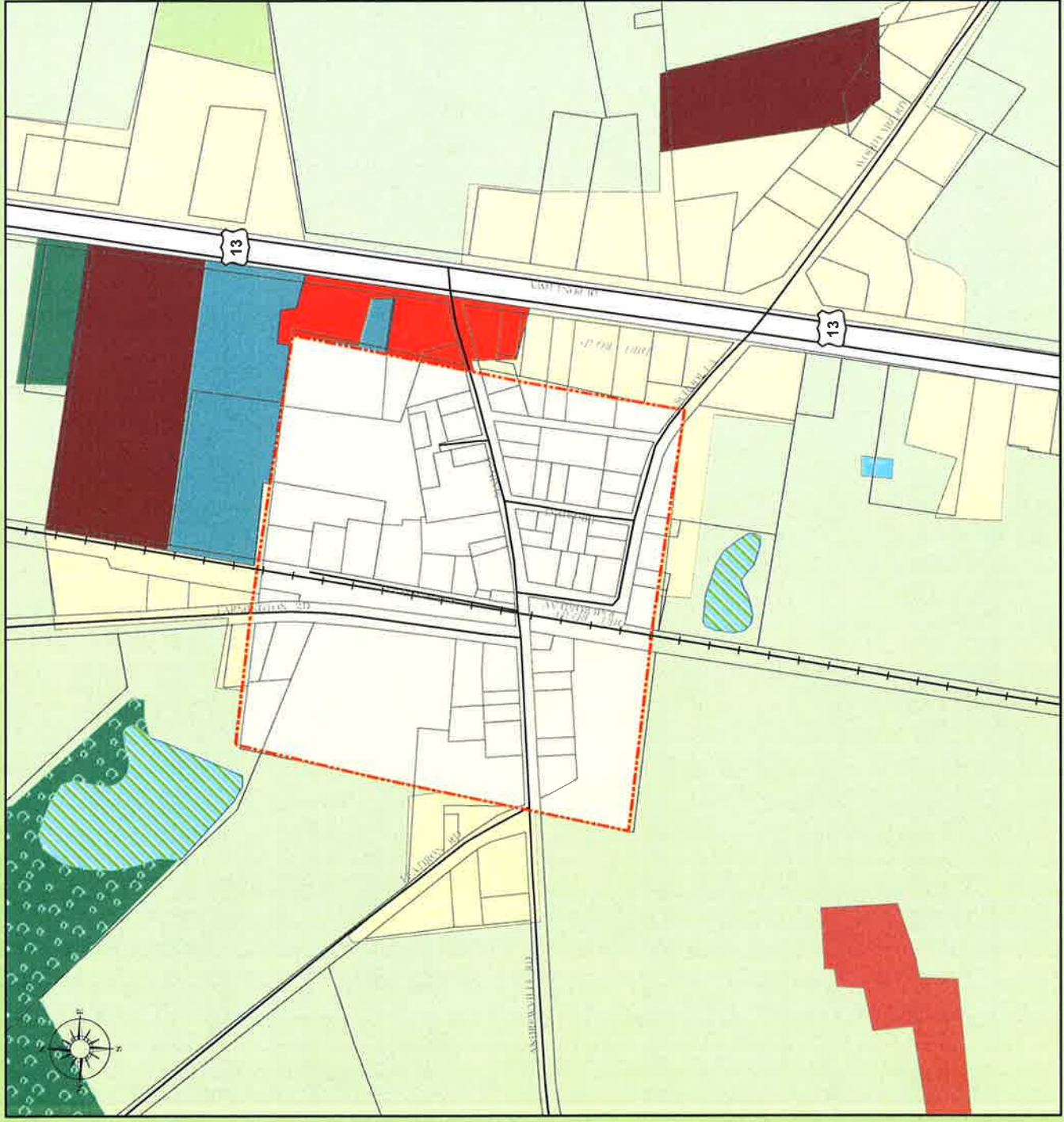
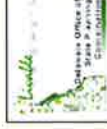
- Single Family Dwellings
- Mobile home Parks/Courts
- Retail Sales/Wholesale
- Utilities
- Confined Feeding Operations
- Farmsteads
- Cropland
- Deciduous Forest
- Evergreen Forest
- Mixed Forest
- Herbaceous Rangeland
- Idle Fields
- Pasture
- Shrub/Brush Rangeland
- Man-made Reservoirs
- Wetlands
- Highways/Roads/Access roads
- Town Boundary
- Parcels
- Roads
- Railroads
- Hydrology

November 2004

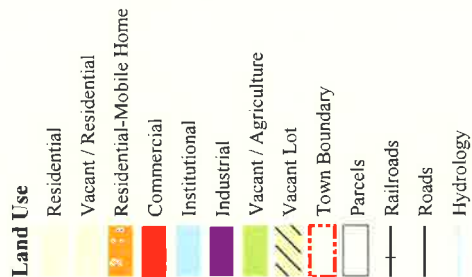


Source: Kent County Department of Planning Services, February 2003  
 Base map: Delaware Department of Transportation, February 2001  
 Created from Digital Orthophotos (Quarter Quadrant 1997)  
 Surveyed and digitized by Kent County Department of Planning, March 2002  
 National Boundaries - Office of State Planning and Coordination, February 2002

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*Map 4b: Existing Land Use in the Town of Farmington*

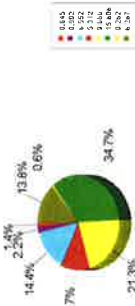
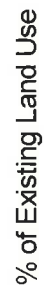


November 2004



**Source:**  
 Parks - Kent County Department of Planning Services, February 2003  
 Bays and Delaware Department of Transportation coastline file, 2001  
 Created from Digital Orthophoto Quarter, Quide 1997  
 Existing Land Use - Office of State Planning Coordination (OSPC) and the  
 Town of Farmington, Fall 2003  
 2002 Land Use - Developed from 2002 Digital Orthophotography, March 2002  
 Municipal Boundaries - Office of State Planning and Coordination, February 2004

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Farmington, Delaware



# Town of Farmington Kent County, Delaware

## Map 5: Environmental Features

- Groundwater Recharge Areas
  - excellent
  - good
- Nontidal Wetlands
- Hypsography
- Hydrology
- Railroads
- Roads
- Parcels
- Town Boundary

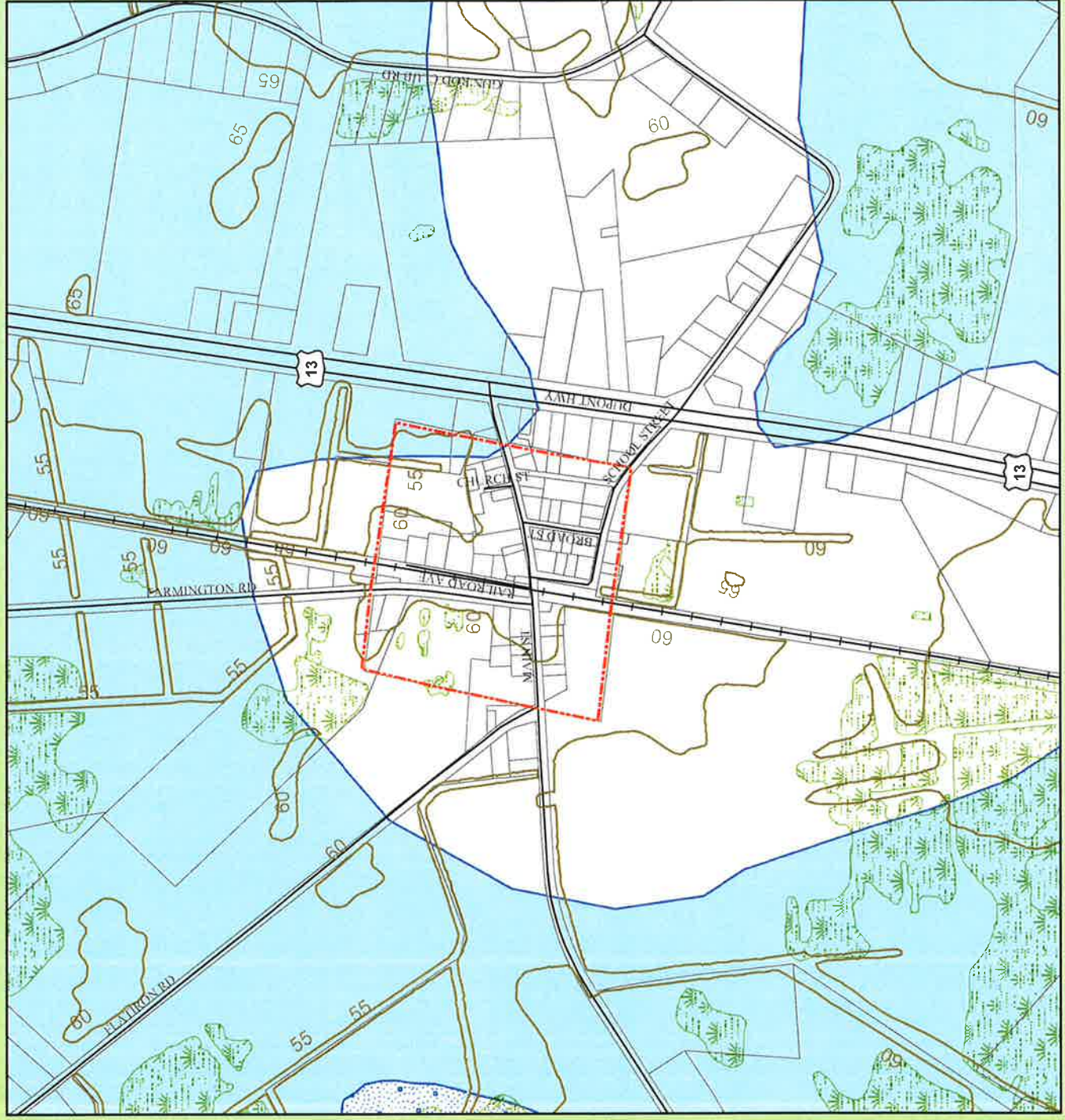


November 2004



Sources:  
 Towns - Kent County, Department of Planning Services, February, 2003  
 Base map - Delaware Department of Transportation centerlines, file 2001  
 Contour lines - Delaware Department of Transportation, file 2001  
 Hypsography - Extracted from USGS Topographic Map Series, Delaware Geologic Survey, 2000  
 Nontidal Wetlands - State Wetlands Mapping Project, Delaware Department of Natural Resources and Environmental Control, 2002  
 Groundwater Recharge Areas - Delaware Geological Survey, 2002

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# Town of Farmington Kent County, Delaware

## Map 6. Future Land Use in the Town of Farmington

- Residential
- Commercial
- Institutional
- Main Street
- Parcels
- Railroads
- Roads
- Hydrology
- Town Boundary

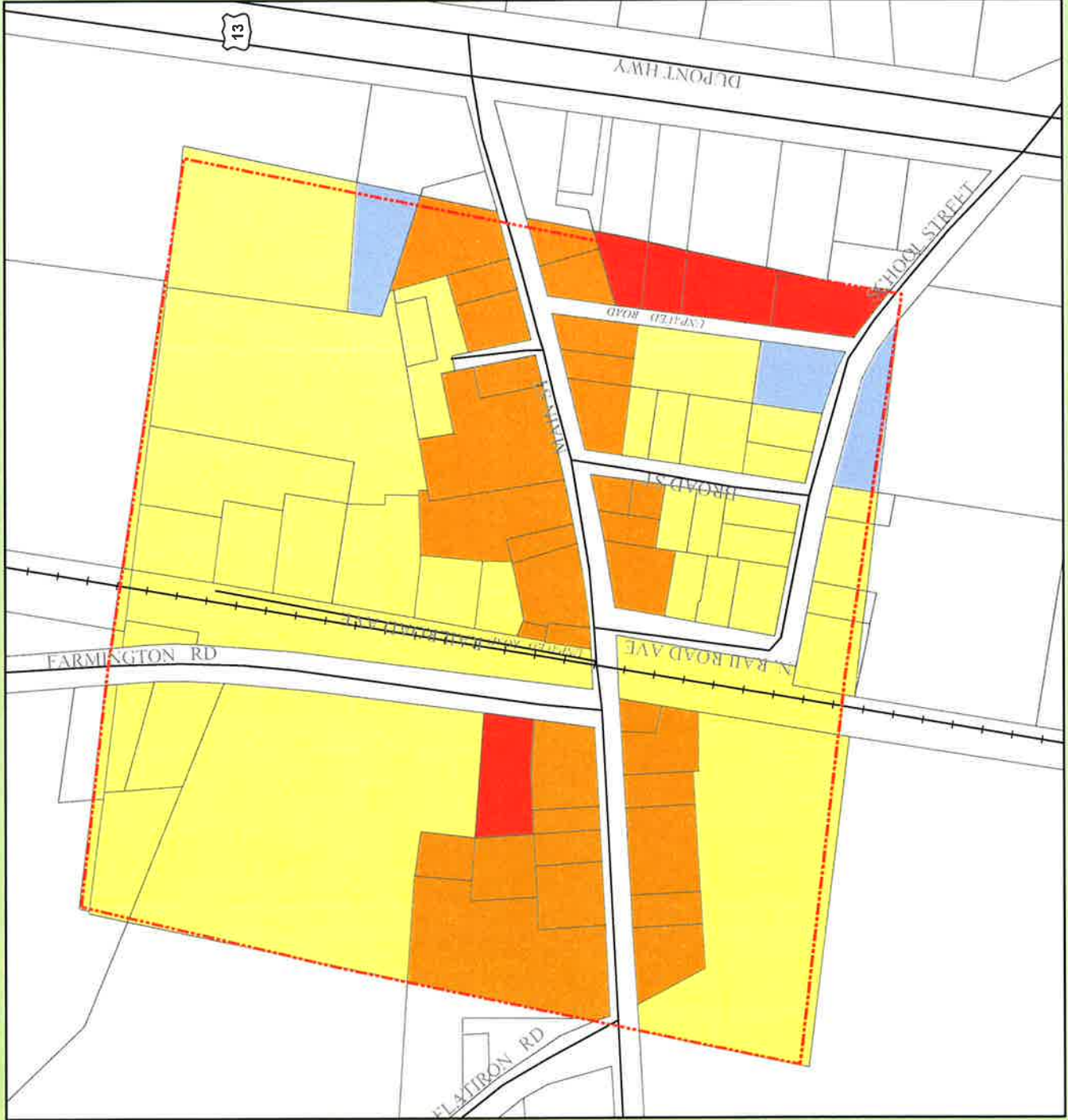
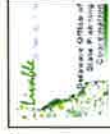


November 2004



Source:  
Future Land Use - Design B - Determined by the Delaware Office of State Planning  
Commission, August 2004  
Base map - Delaware Department of Transportation, September 2003  
Base map - Delaware Department of Transportation, September 2003  
Created from Digital Orthophoto Quarter Quad 1997  
Deering Land Use - Office of State Planning Commission (OSPC) and the  
2002 Land Use - Developed from 2002 Digital Orthophotography, March 2002  
Municipal Boundary - Office of State Planning and Coordination, February 2004

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# Town of Farmington Kent County, Delaware

## Map 7: Growth and Annexation Plan for Farmington

- Residential
- Commercial
- Institutional
- Town Boundary
- Parcels
- Roads
- Hydrology
- Railroads

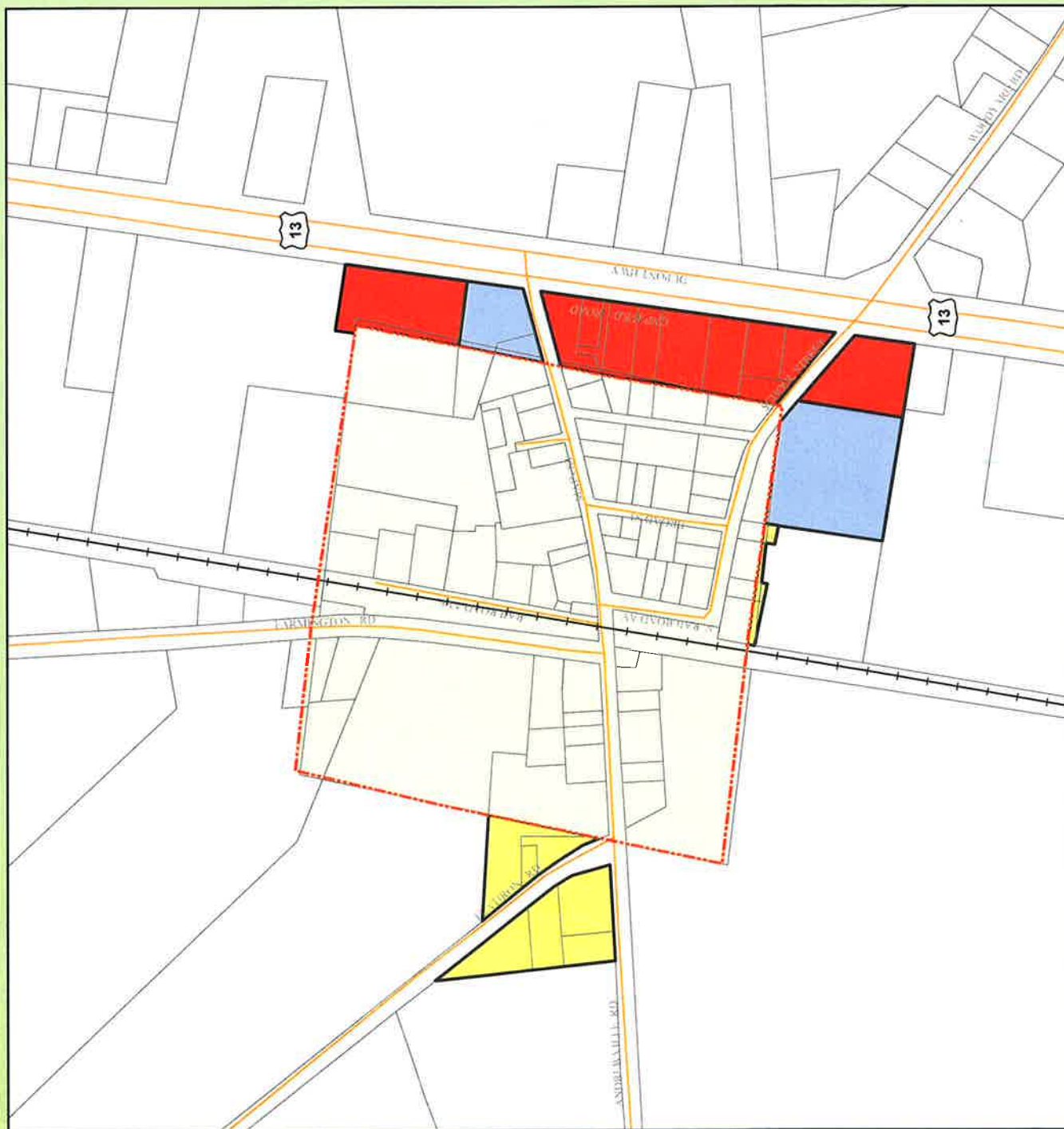


November 2004



Source:  
Growth and Annexation Areas - Determined by the Town of Farmington with guidance from the Delaware Office of State Planning Coordination, August 2004.  
Parcels - Kent County Department of Planning Services, February 2004.  
Roads - Kent County Department of Planning Services, February 2004.  
Hydrology - USGS 7.5 Minute Series Topographic Maps. Created as cooperative agreement between the State of Delaware and the USGS 1991 - 1993. USGS 1:250,000, 1993.

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# Town of Farmington Kent County, Delaware

Map 8: Sewer Connections  
in the Farmington Area

## Sewer Hook-ups

Sewer service is provided by the City of Harrington

- Active
- Inactive
- Active/Inactive
- Roads
- Railroads
- Hydrology
- Parcel Boundaries
- Town Boundary



November 2004



Source:  
Sewer Connection Information - City of Harrington billing files, August 2004  
Parcel - Kent County Department of Planning Services, February 2005  
Road map - Delaware Department of Transportation, February 2005  
Hydrology - Delaware Department of Natural Resources and Environmental Control, February 1997  
Agriculture - Delaware Department of Agriculture, February 2004

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## **Appendix C – Preliminary Land Use Service (PLUS) Letter**



STATE OF DELAWARE  
EXECUTIVE DEPARTMENT  
OFFICE OF  
STATE PLANNING COORDINATION

November 16, 2004

Ms. Donna Anthony  
Town of Farmington  
47 Broad Street  
Farmington, DE 19950

RE: PLUS review – PLUS 2004-10-05; Town of Farmington Comprehensive Plan

Dear Ms. Anthony:

Thank you for meeting with State agency planners on October 27, 2004 to discuss the draft Town of Farmington Comprehensive Plan.

Please note that changes to the plan, other than those suggested in this letter, could result in additional comments from the State. Additionally, these comments reflect only issues that are the responsibility of the agencies represented at the meeting. This office has received the following comments from State agencies:

**Office of State Planning Coordination – Contact: Herb Inden 577-5199**

The OSPC compliments the town for preparing a well done plan that is realistic in its goals and objectives for a town this size. This office will recommend that the plan be certified.

**State Historic Preservation Office (SHPO) – Contact: Anne McCleave 739-5685**

The SHPO stated that they are happy the Town and its residents respect the historic resources in Farmington and are glad to see the importance of their preservation stated in the Plan. Farmington is a historic town; however it is not listed in the National Register of Historic Places. There is only one property listed, the Tharp House, which is located just outside the northeast corner of town (K134). There is a historic district that has been determined as eligible for listing in the Register. The district boundaries are roughly described as including: the parcels on the north and south sides of Main Street from Flatiron Road to Broad Street; South on Railroad Avenue to School Street, to include the



parcels between Railroad Avenue and Broad Street and the parcels on the north side of School Street, between Broad Street and the alley; also includes two parcels on the south side of School Street, which includes the school building (Town Hall).

The Town is strongly encouraged to list the district in the National Register of Historic Places, which would allow property owners to take advantage of county, state, and federal tax incentives and grants to rehabilitate and maintain their properties. The Town would also be able to take advantage of preservation grants to help adapt and rehabilitate the school building into Town Hall. The Town can work with Kent County's Preservation Program and our office as they prepare to write the nomination.

On page 22, the Plan states that preservation and rehabilitation of existing homes in Farmington is encouraged. How will it be encouraged? Are there incentives the Town will use to encourage the preservation? It is suggested that the Plan include a statement on the desire to list the district in the National Register, which will encourage and allow the owners to take advantage of existing preservation incentives.

On page 24, Route 13 Frontage Annexation, the Town should be aware of the National Registered listed Tharp House and if and when annexation occurs, the Town should plan for the preservation of the property accordingly.

On page 31, the Plan suggests the adoption of architectural guidelines and/or standards. The SHPO supports this idea and would be happy to work with the Town as they develop the guidelines. They should also be aware of the subsequent review process necessary with the adoption of such guidelines.

Page 34, the Plan states that Farmington should protect its historic character by maintaining the current historic structures within the town; however it does not state how it intends to protect the character. Architectural guidelines are one solution; however incentives are important to offer the property owners who will have to follow and apply the guidelines. Therefore, we strongly encourage the listing of the historic district, which will allow the properties to be eligible for the incentives.

On page 35, the Plan states that the Town plans to promote and publicize existing state and county resources for repair and redevelopment of housing. The historic preservation tax credits that are available at the county and state level for historic properties should be included in the Plan, possibly in this section, to make property owners aware of such incentives and the potential historic district.

The SHPO realizes the Town was not obligated by law to include a historic preservation section in their Comp Plan, but is happy that they did place such an emphasis on their historic resources within the Plan. The SHPO would be happy to work with the Town as they continue to preserve the historic resources and list the potential historic district in the National Register of Historic Places. Please feel free to contact Anne McCleave at 302-739-5685 with any questions.

**Department of Transportation – Contact: Bill Brockenbrough 760-2109**

DelDOT congratulates the Town for having completed a thoughtful and well-written first plan.

- 1) It is suggested that the Town consider using the Plan to help create an identity for the Town and establish a specific revitalization strategy, possibly centered on the Town's history as an agricultural center and railroad stop.
- 2) On page 4, the Introduction, refers to the Plan as an advisory document in the second paragraph and as a legal document in the fourth paragraph. It should be made clear how this document serves both purposes.
- 3) On page 9, in Section 1-4, the Plan indicates that 18 questionnaires were returned but does not elaborate. In a town with an adult population of 60, that is a response rate of 30 percent, which is quite high. Such a high response rate should be recognized in the Plan.
- 4) On page 12, in Section 2-1, the Plan recommends that the Town develop the capacity to administer land use regulations and evaluate the need either to hire staff or to contract for services to carry out planning objectives and provide other services. These are large tasks for a small town with limited resources. The Plan should recommend how to accomplish these tasks or at least recognize how difficult they will be in the short term.
- 5) On page 13, in Section 2-2b, the Plan projects an increase in the population of Farmington even though that same section shows the population has fallen from 1990 to 2000 and Section 2-2g shows that the number of dwellings has fallen from 1990 to 2000. Given those decreases, the basis for the projected increase should be stated.
- 6) On page 21, in Section 2-3, Map 8 is referred to where Map 6 is meant.
- 7) On page 23, Section 2-3e refers to home-based businesses or "cottage industries". It may be worthwhile to examine the possibility of expanding these businesses into vacant buildings. Those buildings might serve as adaptive reuses for incubator businesses.
- 8) DelDOT supports the recommendation on pages 29 and 30, respectively in Sections 2-7a and 2-7f, that the Town work with DelDOT regarding redevelopment of commercial uses along Route 13 in a manner consistent with the Corridor Capacity Preservation Program (CCPP).

At the PLUS Meeting, Mr. Mark Davis of the Department of Agriculture indicated that his agency would like a more detailed treatment of how access

would be provided under the CCPP. DelDOT has not developed the same sort of detailed plan for Farmington that they have for Harrington and Greenwood, but DelDOT would be willing to work with the Town in that regard if they are interested in doing so. It is recommended that the Town contact the CCPP manager, Mr. Charles Altevogt, in this regard. Mr. Altevogt may be reached at (302) 760-2124.

- 9) On page 30, Section 2-7e addresses speeding issues on Main Street and mentions traffic calming. Separate from traffic calming, but not addressed in the Plan, is the matter of the streetscape. It may be that drivers are speeding because they do not perceive that lower speeds are appropriate or it may be that pedestrians perceive vehicle speeds to be higher than they are because they must walk in or near the travel lane. If either is the case, improvements to the streetscape, such as landscaping, parking controls and sidewalks, may address the problem. These improvements may suffice, eliminating the need for traffic calming measures. If the Town is interested in pursuing that sort of improvement, our Transportation Enhancement (TE) program may be of assistance. Information on the TE program is available from our Assistant Director for Statewide and Regional Planning, Mr. Joseph Cantalupo. He can be reached at (302) 760-2121.
- 10) On page 30, in Section 2-7f, there is a recommendation that the Town work with DelDOT to pave North Railroad Avenue. From the Tax Parcel maps, it appears that North Railroad Avenue is part of the Norfolk Southern right-of-way and that the properties fronting on it are accessed by easement. Therefore, if that arrangement is satisfactory, the Town should work with Norfolk Southern to pave the street. Alternatively, the Town could ask Norfolk Southern to dedicate a right-of-way, encompassing North Railroad Avenue, to public use. If the railroad is amenable, the Town could then work with DelDOT to have the street added to our repaving program.

**The Department of Natural Resources and Environmental Control – Contact:  
Kevin Coyle 739-3091**

### **General Comments**

The Department of Natural Resources and Environmental Control looks for the following to be addressed in a municipal comprehensive plan:

#### **I. Water and Sewer**

A water and sewer element correlated to principles and guidelines for future land use, indicating ways to provide for future potable water (to include the identification of source water protection areas), and wastewater disposal for the area. The municipality, in conjunction with the State, shall assess their current, as well as projected, water needs and sources. The element shall describe the problems and needs and the general facilities



that will be required for solution of the problems and needs. The water and sewer element shall be developed in consultation with and reviewed by the Department of Natural Resources and Environmental Control. The water and sewer element shall include an assessment of fiscal considerations and shall be consistent with approved area-wide wastewater treatment Plans.

## **II. Conservation**

A conservation element for the conservation, use and protection of natural resources in the area and which results in the identification of these resources. At a minimum, the element shall consist of such natural area classifications as tidal and freshwater wetlands, woods, stream corridors and other habitat areas, geological areas, hydrological areas, floodplains, aquifer recharge areas, ocean beaches, soils and slopes. The land use map or map series contained in the future land use element shall generally identify and depict natural areas classifications, such as those enumerated in this section. The land uses identified on said maps shall be consistent with applicable state laws and regulations. Identification and depiction of the above shall be based on the best topographic maps and other information available from state and federal agencies or other sources that the municipality deems appropriate. The conservation element shall be developed in consultation with and reviewed by the Department of Natural Resources and Environmental Control.

## **III. Recreation and Open Space**

A recreation and open space element indicating a comprehensive system of public and private sites for recreation including, but not limited to, nature preserves, parks and playgrounds, greenways, water bodies including beaches and public access to beaches, open spaces and other recreational facilities should be included in the plan. A municipal recreation and open space plan is acceptable in lieu of a recreation and open space element. The recreation and open space element shall be consistent with the comprehensive land use plan. The element shall be developed in consultation with and reviewed by the Department of Natural Resources and Environmental Control and shall reflect the State's open space preservation and outdoor recreation planning activities.

## **IV. Drainage and Stormwater Management**

Municipalities developing comprehensive plan updates need to emphasize drainage as a necessary infrastructure element in areas targeted for growth and development. State stormwater regulations do not provide specific guidance for development in areas of poor drainage or historic flooding problems except for requiring a downstream study. Site-specific engineering solutions to poor drainage often end at the property line of the parcel being developed. A more comprehensive approach to providing drainage in areas being designated as growth centers will require coordination between the town or municipality, DNREC, and DelDOT.

## V. Total Maximum Daily Loads (TMDLs)

Municipal comprehensive plans should acknowledge any existing Total Maximum Daily Load regulations and how wastewater disposal and nonpoint sources of pollution should be addressed in response to those regulations.

### Water Supply

Although § 702 of Title 22, Delaware Code does not require the Town to address water supply issues, they have graciously done so in the planning goals cited below:

#### 1-5a Planning Goals

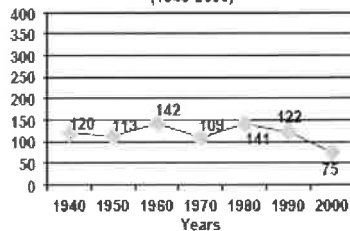
- *Develop a zoning ordinance and map to provide some certainty to land use in Farmington, protect property values, and encourage proper use of land in the town in support of this plan.*
- *Explore the possibility of developing a public water system to provide drinking water and fire protection for the residents and businesses in town.*

The current water supply system consists of domestic wells serving individual homes in the town, mostly using the Columbia aquifer. The three miscellaneous public systems in the area (Webb Acres Mini Mart, United Parcel Service and Nanticoke Homes) use deeper aquifers such as the Milford and Piney Point aquifers. There is ample capacity in any one of these aquifers to supply the public water supply needs of the Town at its current population.

The attached figure (Wells) shows no listed contamination sources in or around the Town. Although the Columbia aquifer is the most vulnerable to contamination statewide, there is no currently existing potential impact in Farmington to deter further development of ground-water resources.

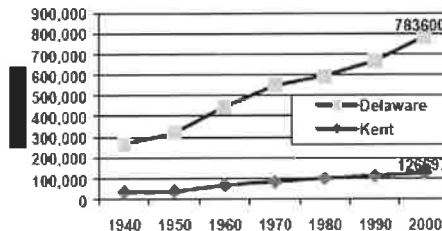
The following charts show the population trends for Farmington, Kent County, and the State.

Figure 1. Farmington Population Trends (1940-2000)



Source: U.S. Census 1940 – 2000.

Figure 2. Population for Kent County and Delaware



Source: US Census 1940 – 2000.

<b>Projections</b>							
<b>Population</b>							
	2000	2005	2010	2015	2020	2025	2030
Kent County	127,134	133,558	140,036	146,690	153,292	159,785	166,366
Farmington	75	79	83	87	90	94	98
<b>Housing Projections</b>							
	2000	2005	2010	2015	2020	2025	2030
Farmington	31	33	34	36	37	39	41

Sources: Delaware Population Consortium Annual Population Projections, 2002. US Census 2000, SF-1.

Source: U.S. Census 1940 – 2000. Source: US Census 1940 – 2000.

The charts show the recent population downturn for the Town, but planners assume that growth similar to that of the county as a whole will resume in the near future. Although these projections indicate moderate growth at best, it is wiser to plan for an eventual subdivision, such as those already being constructed in nearby Harrington and Greenwood. A single new development could nearly double the population of the Town in five years or less. If a public water supply system is planned, the capacity should be designed for a population of at least 150.

Using this five-year projection of 150 consumers, the water resources of the area are still more than adequate for any anticipated demand.

Town planners should be advised that there is some potential for impacts to the current domestic water supplies during construction dewatering and in cases where agricultural irrigation wells are located too close to the Town. The Water Supply Section has permit review procedures to identify problem projects and resolve any possible water use conflicts before issuing the permits. Care should be taken to obtain all necessary well construction and water allocation permits for construction activities, new developments, public water supply wells and agricultural projects.

## TMDLs

Farmington is located in the headwaters of the Nanticoke watershed. The surrounding waters are impaired for dissolved oxygen and nutrients. As stated in the comprehensive plan, the TMDLs for the Upper Nanticoke were established in 1998 and require a 30% reduction in nonpoint source nitrogen and a 50% reduction in nonpoint source phosphorus loadings. Similar TMDLs will be established for the Marshyhope by the end of 2005. We recommend that the Town be mindful of these requirements when writing their environmental ordinances as all land use should be managed to reduce pollutant loadings. Please contact us for any assistance that may be needed. Pollution Control Strategies will be promulgated to implement these TMDLs. The Nanticoke Tributary Action Teams is about to send their final recommendations to the Department for consideration. A Tributary Action Team is about to be formed for the Marshyhope watershed. We recommend that you participate in this process. Taking actions to reduce nonpoint source pollution are even more important when you consider that the lands of

the Town ultimately drain into the Chesapeake Bay. If nonpoint sources of nutrients and sediment are not voluntarily reduced by 2010, TMDLs will be required for this water body as well. These TMDLs will likely be more stringent than the TMDL for local water quality purposes. Actions taken today cost less than those same practices taken in the future, thus, the Town should be proactive in requiring development to occur in an environmentally sensitive fashion.

### **Recreation**

The Delaware Land & Water Conservation Trust Fund (DTF) is a matching grant program administered by the Division of Parks and Recreation, Department of Natural Resources and Environmental Control. This competitive grant program assists county and municipal governments with park land acquisition and outdoor recreation facility development. If approved, the Trust Fund reimburses the municipality up to 50% of the project's costs.

Every year, all eligible agencies are contacted requesting project proposals. Sponsoring agencies must agree to dedicate the project site to public outdoor recreation use in perpetuity and assume responsibility for continuing operation and maintenance of the area. DTF funding has assisted municipalities with the purchase of local parks; additions to existing parks; and the development of playgrounds, ball fields, trails, picnic pavilions, and other active outdoor recreation facilities. Funds for indoor projects or park operations and maintenance are may not be funded through this program.

**Contact Information:** Bob Ehemann, Division of Parks & Recreation, 89 Kings Highway, Dover, DE 19901, 302.739.5285

### **State Fire Marshal's Office – Contact: John Rossiter 739-4394**

If and when the Town of Farmington decides to provide public water to the patrons of the town and/or out lying areas they shall provide fire protection (fire hydrants) in accordance with the DE State Fire Prevention Regulations. Any site plans that are to come before any type of Planning Commission shall be reviewed and approved by the DE State Fire Marshal's Office prior to any Recordation action or permit to begin work. If there are any questions please feel free to contact our Dover Office at 302-739-4394.

### **Department of Agriculture - Contact: Mark Davis 739-4811**

The Planning Section recommends the following:

- Establish a town beautification plan/program, possible funding from ISTEa and DFS Urban Forestry Section
- A high level of coordination between town planning/zoning/development and DelDOT's US 13 Corridor Capacity Preservation Program

- Correct agreement between text and maps throughout the document

The Delaware Forest Service recommends the following:

- Use of a Diverse Landscape Plan the use the “right tree for the right place” concept which encourages native trees and shrubs when possible.
- Development of forest resources within park and open spaces areas.
- Use of trees to mitigate traffic issues.

The Delaware Forest Service looks forward to working with the community to provide technical educational and financial assistance to achieve the goals defined within the proposed comp plan.

**Public Service Commission - Contact: Andrea Maucher 739-4247**

Should the Town begin a water system, it will need to apply to the Commission for a Certificate of Public Convenience and Necessity (CPCN) to provide water services

**Delaware State Housing Authority – Contact Karen Horton 739-4263**

The DSHA commented that they have reviewed the draft Town of Farmington Comprehensive Plan, presented at the October 27<sup>th</sup> PLUS meeting and feel that the Town did a very good job developing this plan and they look forward to working together in achieving these goals. The draft plan documents the housing issues well and provides appropriate and innovative corresponding recommendations. Specifically, we support the following:

- ❑ The plan contains a goal regarding housing in its *Planning Goals and Vision*. Since housing for all incomes is integral to a community’s health and livability, we believe it is important for communities to state that commitment.
- ❑ Manufactured homes are acceptable in town to meet the need for affordable housing. Very few communities currently allow manufactured homes even though they are a viable option for affordable housing. By allowing manufactured homes in town, coupled with design and placement requirements, opportunities for attractive, but affordable housing can be provided.
- ❑ The development of a code enforcement plan will help protect all members of a community from the few who allow their properties to deteriorate to substandard conditions.
- ❑ Several recommendations are listed to help homeowners with maintenance and repair. Given the size of the town and lack of resources, these are low-cost and innovative recommendations that should be helpful to homeowners who may lack

the expertise or resources needed to properly maintain their homes.

Please contact Karen Horton at (302) 739-4263 or [karenh@dsha.state.de.us](mailto:karenh@dsha.state.de.us) if you have any questions.

**Department of Education – Contact: Nick Vacirca 739-4658**

The Department of Education has noted that school sites should be considered as conditional use in all zoning areas. Further, it should be noted that, at this time, the State would not consider planning a school in the Farmington Area due to its rural location in relation to the Strategies for State Policies and Spending map.

Thank you for the opportunity to review this project. If you have any questions, please contact me at 302-739-3090.

Sincerely,

A handwritten signature in dark ink, appearing to read "Constance C. Holland". The signature is fluid and cursive, with the first name being the most prominent.

Constance C. Holland, AICP  
Director

CC: Kent County